

1860 WILLIAMSON COURT | LOUISVILLE, KY 40223

EASTPOINT
BUSINESS
CENTER



FOR SALE / LEASE



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OVERVIEW



Welcome to 1860 Williamson Court

Strategically located just off I-265 in the highly desirable Eastpoint Center Business Park, this beautiful, single-story professional office building offers exceptional flexibility and convenience.

Totalling 10,200 SF between two suites (6,800 SF + 3,400 SF), this building could easily be reconfigured to combine the spaces into one thanks to its freespan construction.

PEC Zoning allows for a variety of end-users besides just office utility.

Asking Price: \$1,995,000

Lease Rate: \$15.50/sqft (NNN)

UNITS: 2 Suites (could easily be combined)

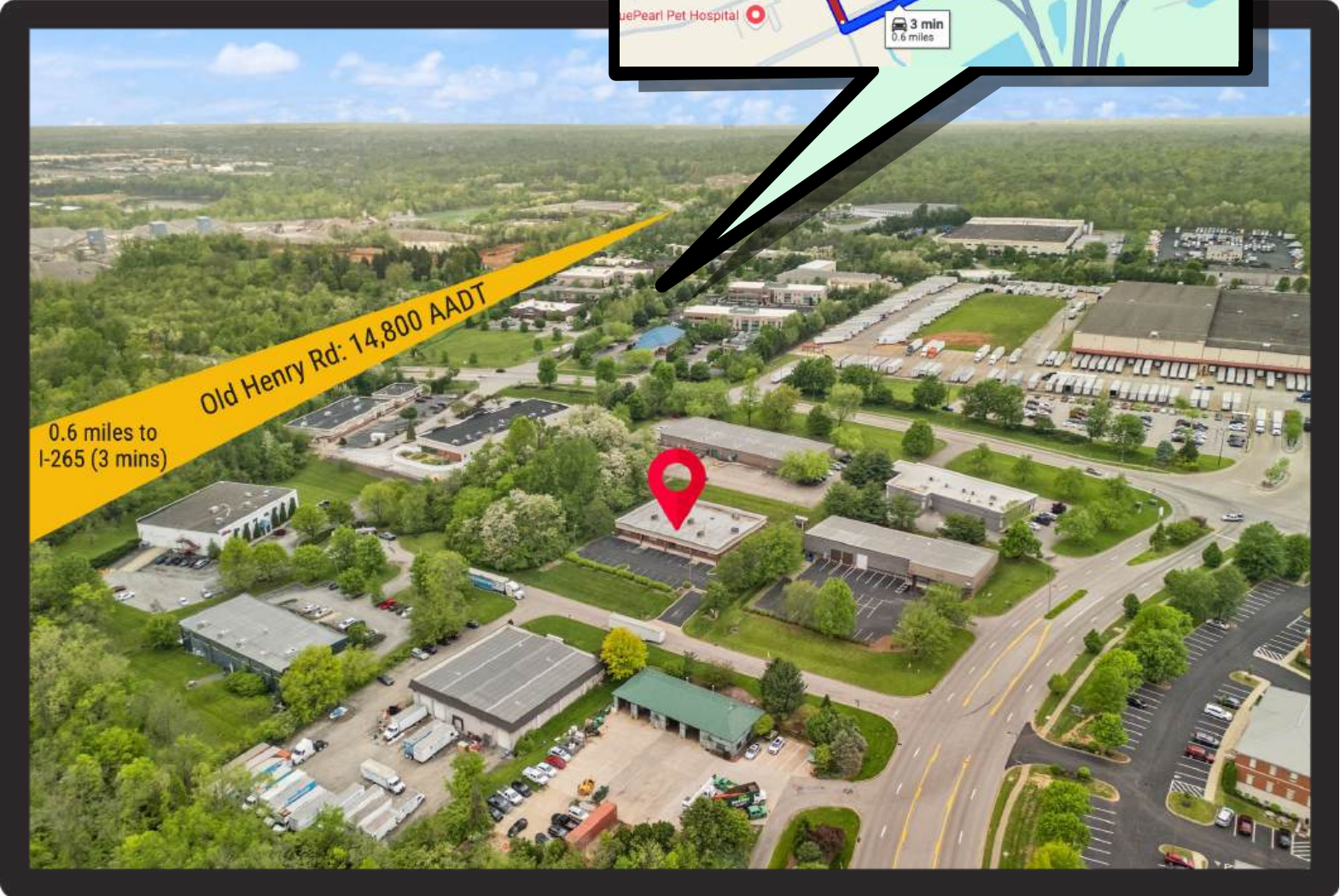
FINISHED SF: 10,200 SF (3,400 SF + 6,800 SF)

ZONING: PEC (Planned Employment Center)

EXTERIOR



AREA INFORMATION



PEC Zoning Permits a Wide Variety of Uses
(including but not limited to):

- Adult Day Care
 - Art Studios
 - Fitness Centers
- Audio/Video Studios
- Barbers/Cosmetologists
 - Catering Kitchens
 - Child Daycares
 - Contractor Shops
- Electrical Supplies
 - Firearms Dealers
 - Furniture Sales
- Office Professional
- Pet Grooming & Training
 - Research Labs
 - Retail Stores
 - Schools
 - & More...

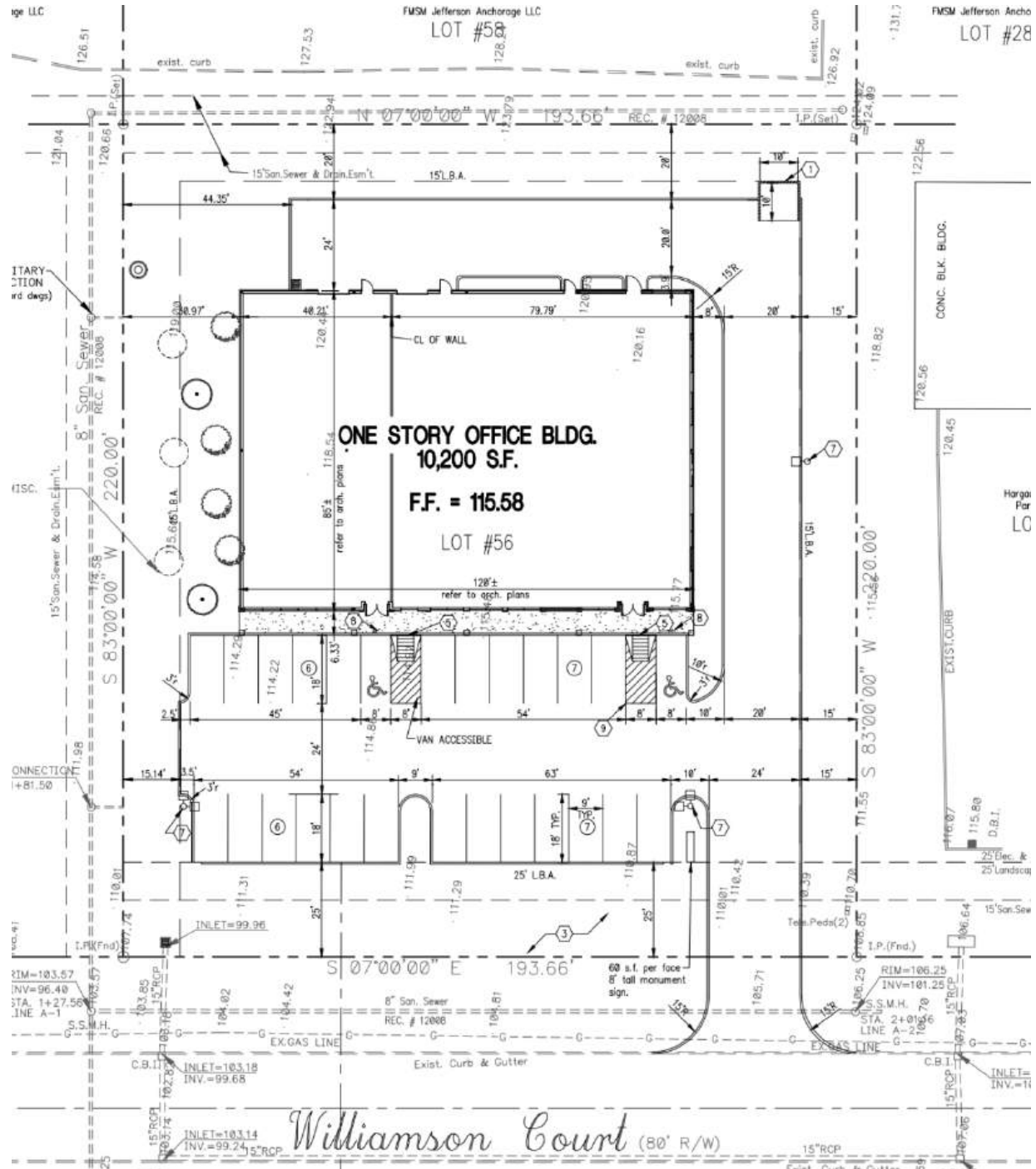


SITE PLAN

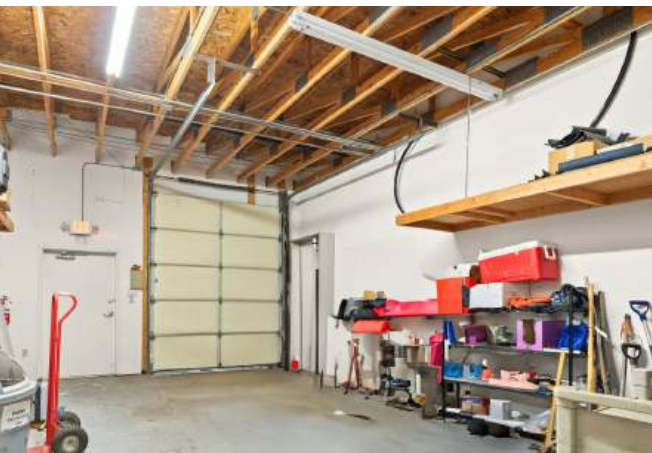


BUILDING INFO

SITE AREA	.978 Acres
YEAR BUILT	1999
CONSTRUCTION	Brick, Stucco/EIFS
FOUNDATION	Slab, Poured Concrete
ELECTRIC	2 Meters
WATER	1 Meter
MECHANICALS	6 RTU's
ROOFING	TPO
PARKING	26 Stalls



SUITE 1 - 3,400 SF



SUITE 2 - 6,800 SF



CONTACT INFO



PROUDLY OFFERED BY:



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