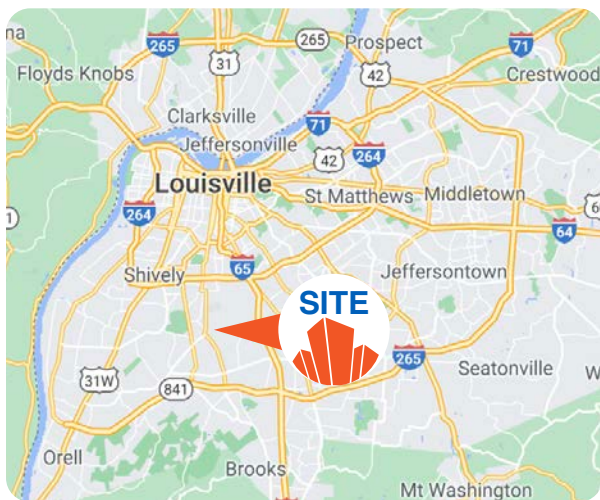




INDUSTRIAL SPACE FOR LEASE

205 Eiler Avenue | Louisville 40214



LEASE \$7.95/SF NNN 34,485 SF AVAILABLE

- 2,500 SF office space, with 2,400 SF of mezzanine storage above
- Drive-in and dock high loading (3 interior dock positions)
- TPO roof (2017)
- Heavy, well distributed electrical service
- Located off Strawberry Lane in close proximity to Ford's LAP and UPS Worldport
- LED lighting in warehouse
- 16.5' clear height
- Excellent central location near Louisville International Airport

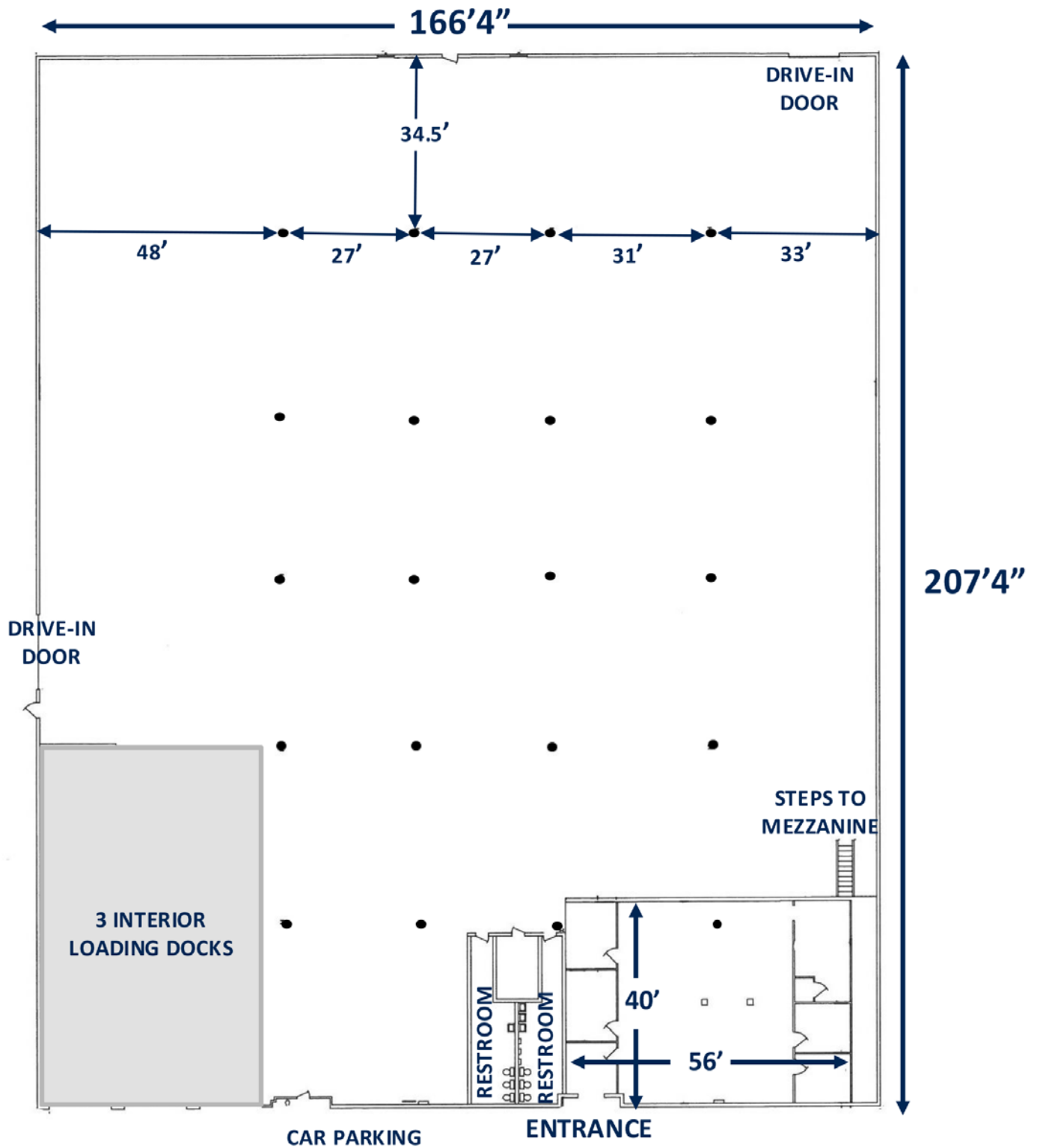
205 EILER AVENUE, LOUISVILLE, KY 40214

PROPERTY FEATURES

| | |
|-------------------|--------------------------|
| TOTAL BUILDING SF | 34,485 SF |
| OFFICE SF | 2,480 SF |
| CEILING HEIGHT | 16' |
| DRIVE-IN DOORS | 3 with automatic openers |
| INTERIOR DOCKS | 3 |
| SPRINKLER | Wet |
| CONSTRUCTION | Tilt-Up Concrete |
| ZONING | EZ-1 |
| ELECTRIC | Heavy |



FLOOR PLAN





CONTACT US

DALTON DREISBACH, SIOR, CCIM
VICE PRESIDENT, INDUSTRIAL

502 387 8479

DALTON@TRIOCPG.COM



TRIO LOUISVILLE OFFICE

9750 ORMSBY STATION RD., SUITE 302
LOUISVILLE, KY 40223
(502) 454 4933

TRIO NASHVILLE OFFICE

34 RUTLEDGE ST., SUITE 3
NASHVILLE, TN 37210
(615) 845 4707