CAPSTONE
Developers of real estate

CROSSINGS CENTER TEN

Located in Commerce Crossings Business Park

Louisville, Kentucky

9935 Commerce Crossings Court

450,594 SF Available March 2026

CROSSINGS CENTER TEN

FOR LEASING INFORMATION PLEASE CALL:

Stan Franczek
Capstone Realty

11602 Main Street
Louisville, KY 40243

P: 502.254.5001
F: 502.254.5131

capstonerealty.com

How'd you like to be in a brand new building, with affordable rent and convenient to your work force? Take a look at our newest offering, a state-of-the-art, Class A building that's energy efficient, with interiors custom-designed to your specifications.

At Commerce Crossings you'll be close to everything. Interstate ramps are 15 seconds from our entrance! Downtown Louisville just 12 minutes. Dozens of restaurants, shopping centers, banks, fitness centers, etc., are all within a 5-minute drive. So close to UPS Worldport that UPS even provides this location with an extra, late-night pickup schedule.

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Louisville, Kentucky

Location:

Commerce Crossings is centrally located at I-265 and I-65 on Preston Hwy. Easily accessible by all of Louisville's workforce and businesses. In 15 seconds, you're on the I-265 ramp and less than 8 minutes from UPS WorldPort, 12 minutes to downtown and 15 minutes from east-end suburbs and Indiana. Restaurants, banks, shopping and other amenities for your business, surround this premier Business Park.

Building Specifications:

- Docks: 24 dock doors with Fromelt® fiberglass shelters and 35,000 lb. Rite-Hite® levelers (expandable to 50)
- Clear Height: 36′
- Column Spacing: 50′ x 50′ 50′ x 56′
- Walls: Insulated, concrete tilt-wall
- Roof: Fully insulated, 15-year warranty
- Lighting: LED 35 foot candles
- Electric: 3,000+ amps, +480/277v, 3-phase

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Property Overview	
Available Space	450,594 SF
Dimensions	520′ x 866′ Cross-docked
Parking	380 spaces (expandable to 600)
Dock Doors	24 (expandable to 50) cross-docked, with 35,000 lb. Rite-Hite levelers, Frommelt "Eliminator II" impactable fiberglass shelters
Drive-in Doors	4 14′ x 14′ with motorized controls
Clear Height	36′
Office Area	B.T.S.
Column Spacing	50′ x 50′ 50′ x 56′ Loading bays
Fire Protection System	ESFR sprinkler system K-22 heads, 2,000 gpm automatic fire pump
Warehouse Lighting	LED high-bay fixtures at 35+ FC
Structure Exterior	Insulated, 8″ thick, steel reinforced, tilt-wall concrete
Roof	45 mil T.P.O. membrane, fully insulated (R-20), 15-year warranty, no dollar limit
Floors	7″ thick concrete over 6″ crushed stone, compacted aggregate sub-base 4,000 P.S.I. concrete
Electric	3,000+ amps, 480/277V, 3-phase, 4-wire
Utilities	Electric and Natural Gas: LG&E Water and Sewer: Louisville Water Co.
Available	Delivery: March 2026
Zoning	PEC: Foreign Trade Zone
Commerce Crossings Location Advantages	Adjacent to I-265, 3 minutes to I-65
	Close to Louisville Int'l Airport and UPS Worldport (8 minutes) 12 minutes from downtown Louisville 15 minutes from east end suburbs
	Public transit (TARC) throughout park
	Restaurants, banks, shopping, medical facilities, hundreds of new apartments nearby

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