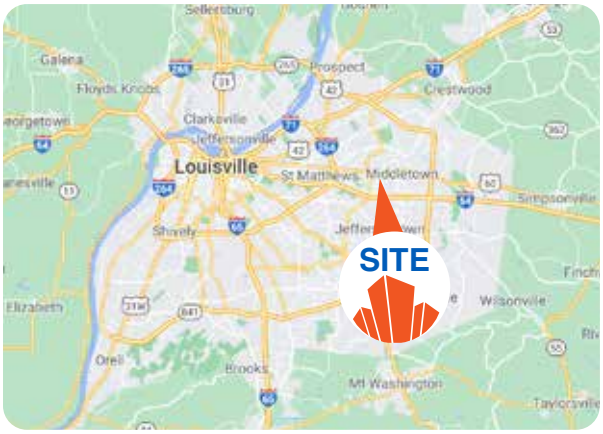
TRIO®
COMMERCIAL PROPERTY GROUP

WESTON



FLEX SPACE FOR LEASE

136 Production Ct | Louisville, KY 40299
3,000 SF

- **Location:** Located in the heart of the Bluegrass Industrial Park with easy access to major highways, including I-64 and I-265.
- **Functionality:** Flexible suite layouts featuring dock-high and drive-in loading options.
- **Accessibility:** Located on a major thoroughfare, facilitating employee access. Convenient access to public transportation options.
- **Zoning:** Zoned PEC (Planned Employment Center), supporting a mix of industrial, office, and commercial uses and fostering a diverse and dynamic business environment tailored for growth and innovation.
- **Built For Industrial:** Industrial warehouse space offering versatile options for storage, distribution, or light manufacturing needs, enhancing the site's appeal for businesses requiring both office and warehouse facilities.

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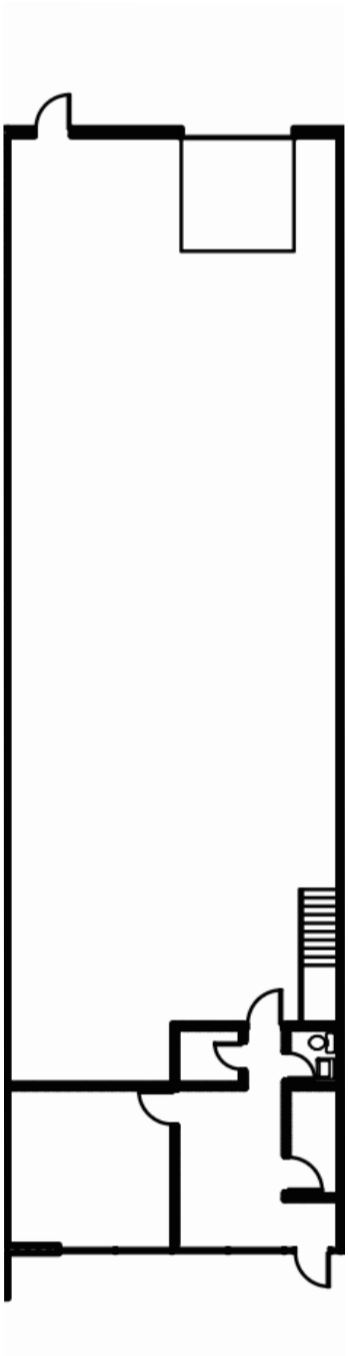
SIOR®

AVAILABLE SPACE

Bluegrass Corporate Center

SUITE	TOTAL SF	OFFICE SF	DOCK / DRIVE-IN	CEILING HEIGHT	NET RENTAL RATE
136	3,000	500 +/-	1 Drive-in	18’	$9.95/SF/YR



The information contained herein was obtained from sources believed reliable, however TRIO Commercial Property Group, LLC and its agents make no representation as to its accuracy.
It is your responsibility to thoroughly investigate and confirm the accuracy of this information.

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