

8501 Air Commerce Drive

Louisville, KY | 40219

www.cbre.com/louisville

98,079+/- SF Available



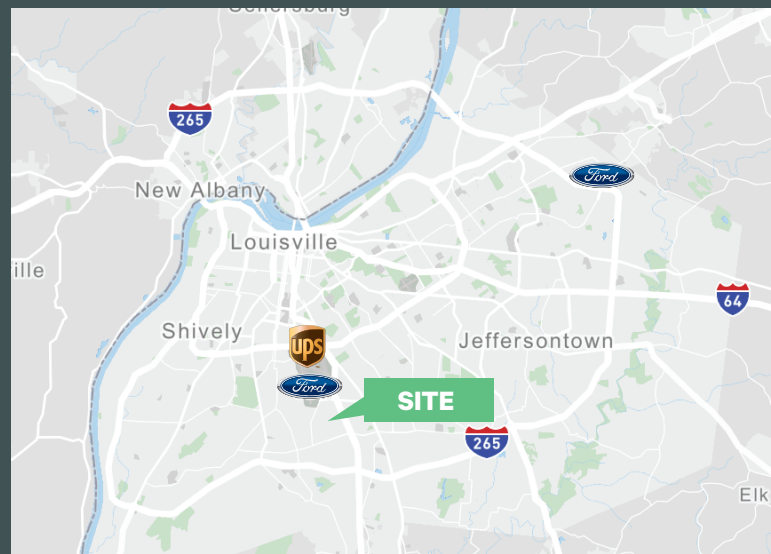
Property Highlights

- 98,079+/- SF
- 1,289+/- office area
- 8 dock doors
- 2 drive-in doors
- 32' clear height
- 88 parking spaces
- 1.5 miles to I-65
- 3.2 miles to I-265
- 4.8 miles to Ford LAP
- 4.9 miles to UPS Worldport
- Zoned EZ-1
- Contact agent for pricing

Contact Us

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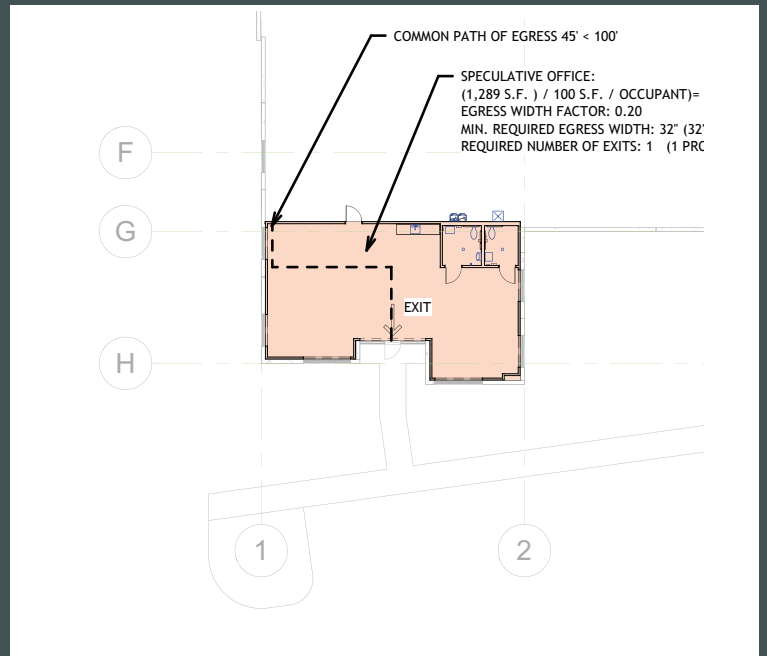
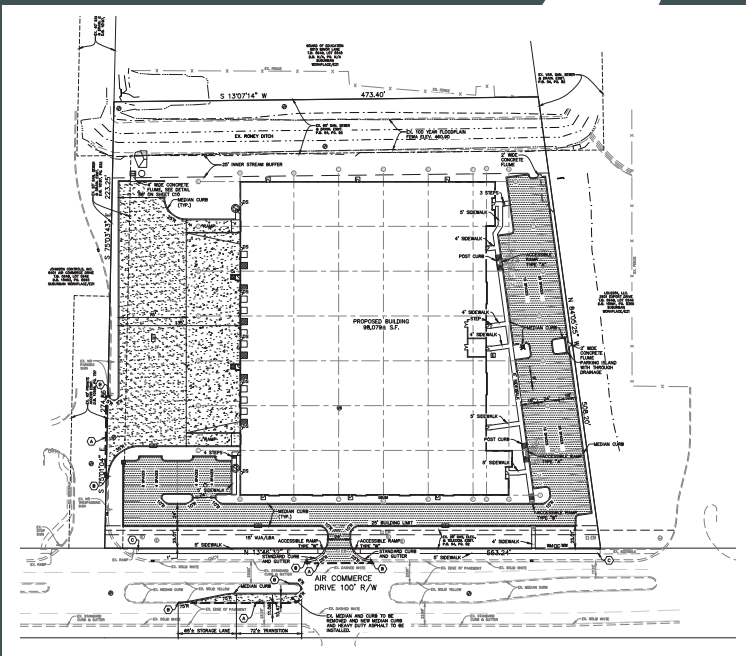
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Available Space	98,079+/- SF
Office Area	1,289+/- SF
Construction Type	Precast concrete
Clear Height	32'
Fire Suppression	ESFR
Dock Doors	8 (9' X 10') with 30,000 lb. levelers and seals (expandable to 14)
Drive-In Doors	2 (12' X 14')
Column Spacing	50' X 50' typical
Loading Bay	50' X 60' typical
Lighting	LED
Year Built	2021
Electric	2,000 amp, 480v, 3-phase
Roof	TPO
HVAC	Rack system: Direct fired gas with air rotation
Car Parking	88
Site Area	5.9+/- acres
Floors	6" unreinforced concrete
Zoning	EZ-1
Utilities	Gas: LG&E Sewer: MSD Water: Louisville Water Company Electric: LG&E

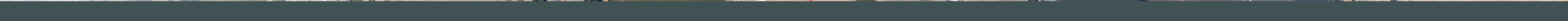


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OUTER LOOP



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