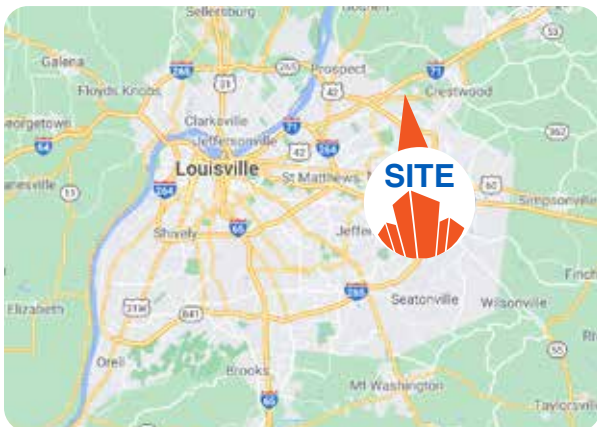




FLEX SPACE FOR LEASE

3600 Chamberlain Ln #716 | Louisville, KY 40241

- **Location:** Located in the heart of the Northeast Louisville with easy access to major highways, including I-71 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). Supports a mix of industrial, office, and commercial uses, 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.

DALTON DREISBACH, SIOR
LILY MORGAN

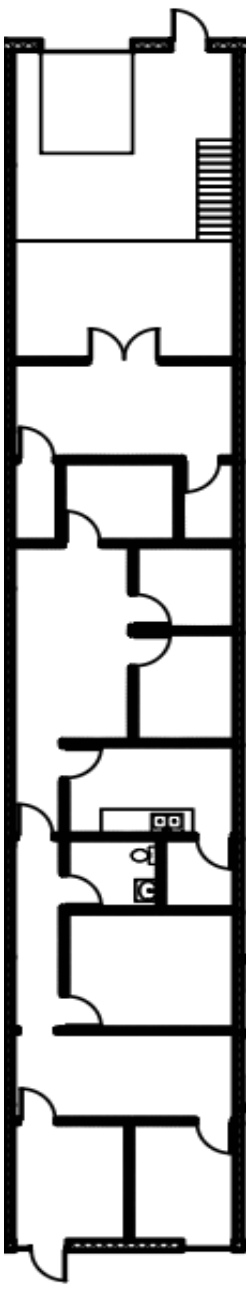
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AVAILABLE SPACE

SUITE	TOTAL SF	OFFICE SF	DOCK / DRIVE-IN	ESTIMATED MONTHLY RENT
716	2,400	1800 +/-	1 Drive-in	\$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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