



CLARION PARTNERS

For Lease

NAI Fortis Group

Building 4

Louisville Industrial Center

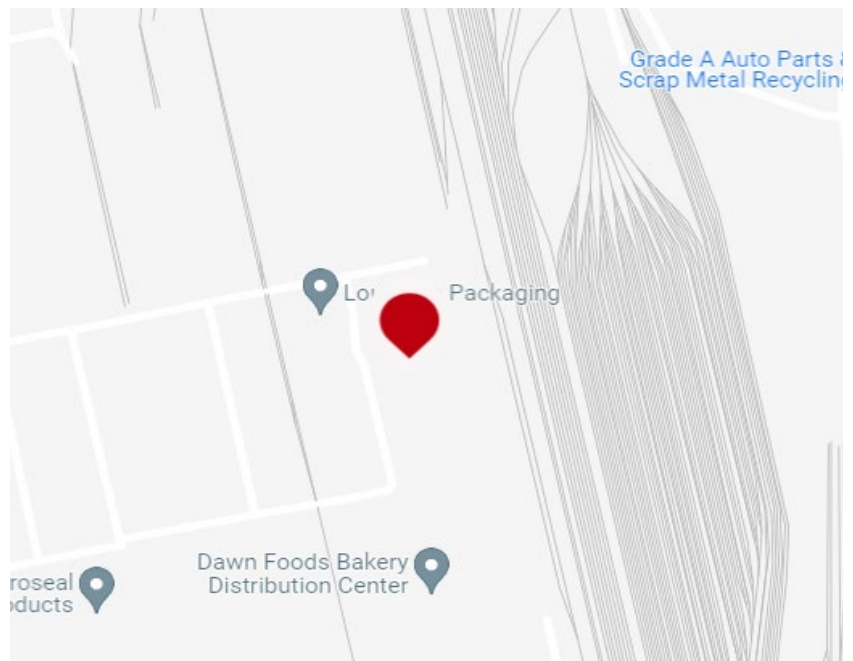
7645 National Turnpike  
Louisville, KY 40214

43,200 - 136,800 Square Feet Available



### BUILDING HIGHLIGHTS

- Prominent location in central Louisville/Jefferson County Metro Area
- 3.5 Miles to Louisville International Airport and UPS World Port air freight hub
- 3 miles to I-65, 1.4 miles to I-265 outer beltway; easy access to I-64 and I-71
- Strategic regional distribution location serving two-thirds of the U.S. population in one day's drive
- Adjacent to CSX Intermodal Terminal
- Access to an excellent workforce in southern Jefferson County





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## Louisville Industrial Center



### Building Specifications:

**Building Size:** 136,800 SF

**Office Space:** 1500 sf

**Clear Height:** 15 ft

**Loading Docks:** Up to 12 dock doors

**Drive-In Doors:** 1 door

**Truck Court:** 185' (incl. 55' trailer spaces);

**Auto Parking:** 15 spaces



## CLARION PARTNERS

A Franklin Templeton Company

[www.clarionpartners.com](http://www.clarionpartners.com)

For more information on this  
opportunity, please contact

## NAIFortis Group

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