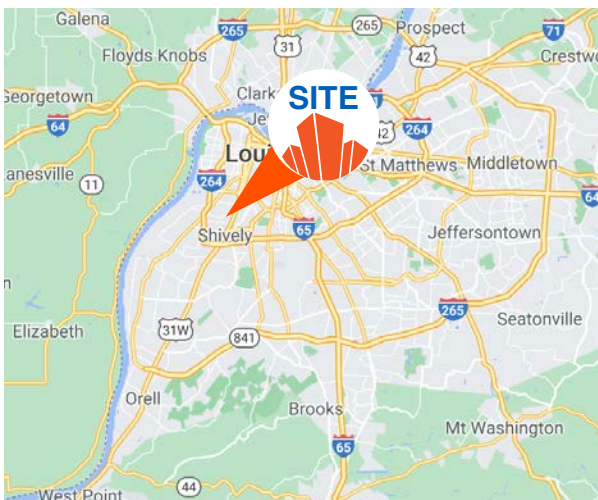




## INDUSTRIAL WAREHOUSE FOR LEASE

3840 Fitzgerald Rd | Louisville, KY 40216



**LEASE \$4.25 - \$5.25/SF NNN**  
**20,000 TO 70,000 SF**

- Great space for storage or distribution
- Less than 2 miles from I-264
- Flexible space options
- Ample electrical capacity

JUSTIN BAKER, SIOR | JBAKER@TRIOCPG.COM | (502) 454-0911

SETH EDENS, SIOR | SEDENS@TRIOCPG.COM | (502) 553-4180

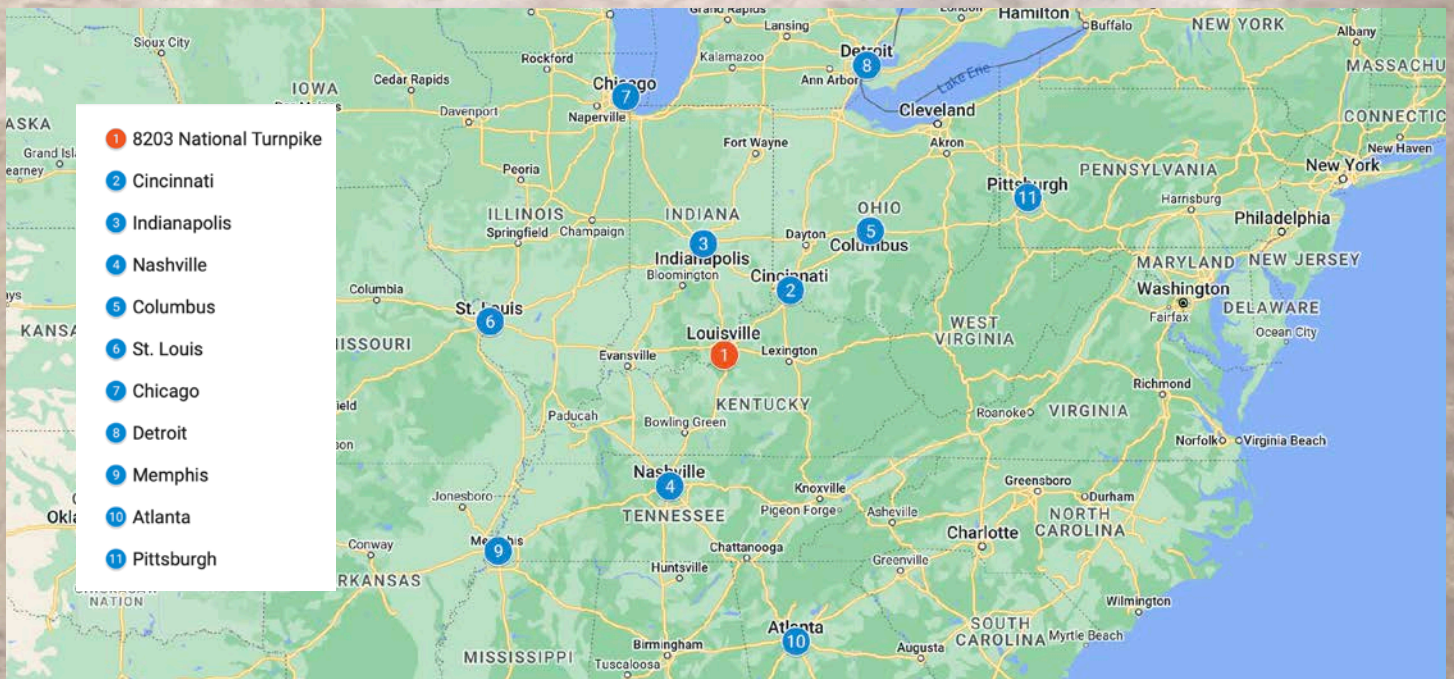
# 3840 FITZGERALD RD, LOUISVILLE, KY

## PROPERTY FEATURES

TOTAL BUILDING SF	101,000 SF
AVAILABLE SF	70,000 SF
ACRES	9.16 AC
BUILDING DIMENSIONS	270' x 420'
ROOF	1990 / Sealed 2017
DOCK DOORS	3 Dock doors
DRIVE-IN DOORS	1 Drive in
PEAK	20'
EAVE	16'
FIRE PROTECTION SYSTEM	Dry Sprinkler system, 2021 Risers (4)
ZONING	EZ-1
YEAR BUILT	1990
ELECTRIC	3 Phase / 240 volt
PARKING	Surface
AC UNITS	N/A
HEATING UNITS	N/A
COLUMN SPACING	22'

## DISTANCE TO MAJOR REGIONAL U.S. CITIES

CINCINNATI	110 mi.
INDIANAPOLIS	125 mi.
NASHVILLE	168 mi.
COLUMBUS	217 mi.
ST. LOUIS	273 mi.
CHICAGO	307 mi.
DETROIT	312 mi.
MEMPHIS	379 mi.
ATLANTA	384 mi.
PITTSBURGH	399 mi.



AERIAL

SITE



Fitzgerald Rd

Fitzgerald Rd

Fitzgerald Rd

Dubourg Ave

**AERIAL**

**SITE**



**4.2 Miles**

**1.7 Miles**

**DIXIE HWY**

**6.6 Miles**



**UPS WORLDPORT  
(LOUISVILLE SDF)**

# PHOTOS



# PHOTOS



**3840 Fitzgerald Rd** | Louisville, KY 40216



**JUSTIN BAKER, SIOR**  
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