

SHELBYVILLE, KY 40065



1000 Old Brunerstown Road

835,000 SF
Large-Scale Industrial
Manufacturing Facility
For Lease

- + Heavy Power
- + Rail Served
- + Existing Cranes
- + Extensive Outdoor Storage



CBRE

Building Specifications

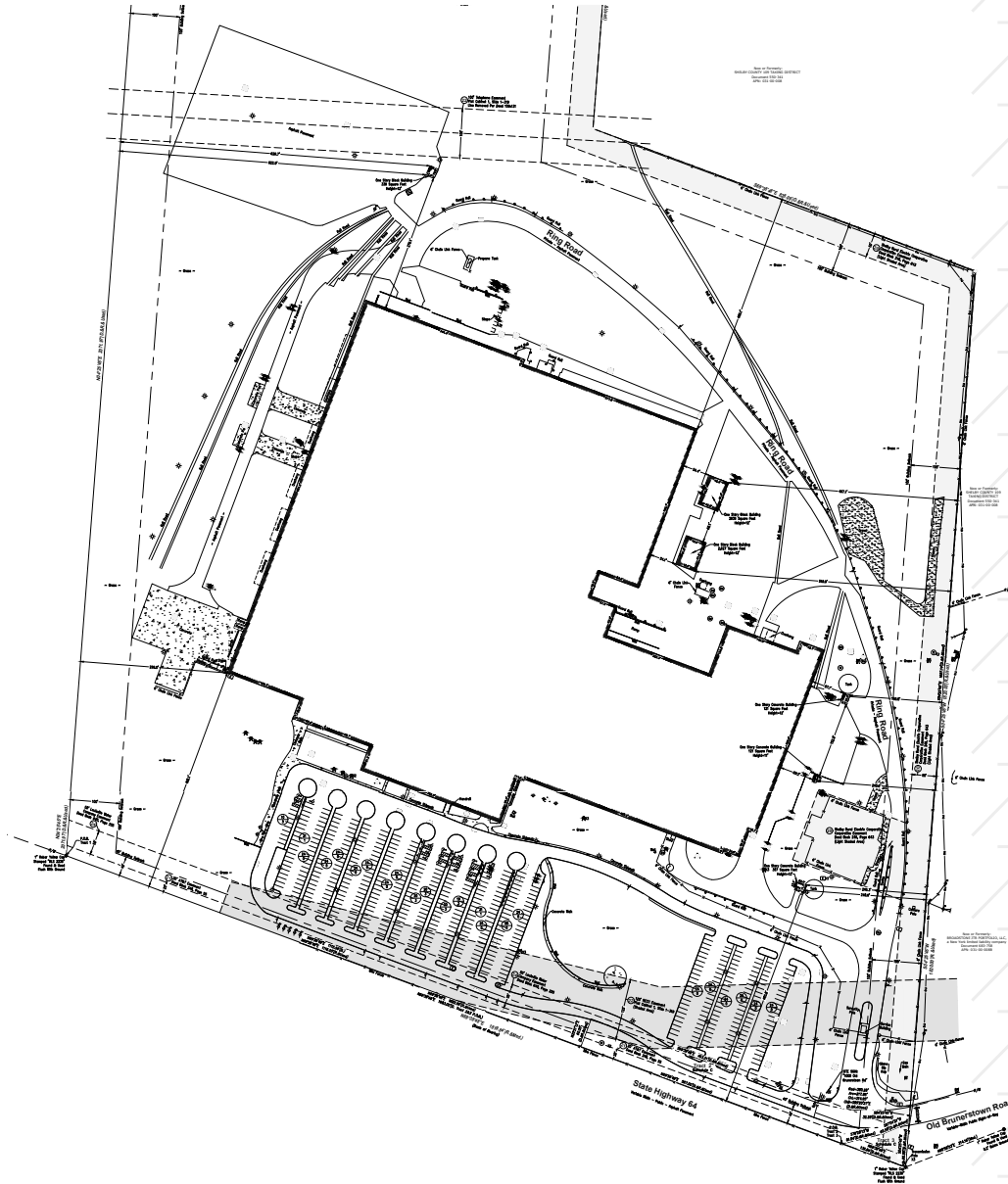
1000 Old Brunerstown Road

<u>Spec Type</u>	<u>Spec Details</u>
Available Space	835,000± SF
Office Space	94,450± SF on two floors
Land Area	82.83± acres
Dock Doors	14
Drive In Doors	4
Clear Height	30' - 60'
Column Spacing	50' x 40' manufacturing building, 25' x 105' press building
Year Built	1987
Power Specifications	Incoming power routes through six dry-type transformers to three 4,000A and three 1,600A, 480V, three-phase switchgears
Substation	12.5 MW (expandable to 30 MW)
Auto Parking	250 vehicle parking spaces
Outside Storage	Approximately 3.2 acres of paved outdoor storage/trailer parking
Lighting	LED warehouse lighting
Floor Thickness	8" - 12"
Construction Type	Concrete/block
Cranes	5 ton up to 90 ton cranes
Rail Provider	Norfolk Southern Railway
Zoning	LI - Light Industrial
Utilities	Water line: 12" Sewer line: 10" Gas: 15-20Mcf/hr



Site Plan

835,000 SF



Location

Centrally Located Between Midwest and Southeast Regions

1000 Old Brunerstown Road is approximately 1.0 miles from Interstate 64 (I-64).

I-64 serves as Louisville's primary east-west industrial corridor, playing a critical role in the city's robust logistics network. Stretching from Virginia to Missouri, this interstate facilitates the efficient movement of raw materials, manufactured goods, and other commercial freight, supporting industrial operations throughout the heart of Kentucky's largest city.

I-64 directly connects Louisville's industrial parks, manufacturing facilities and distribution centers, enhancing accessibility for businesses reliant on timely supply chain management and efficient transport. The corridor provides crucial linkages to other major freight routes such as I-65 and I-71, solidifying Louisville's position as a strategic logistics hub within a day's drive of a significant portion of the U.S. The Kentucky Department of Transportation designates the I-64 corridor between I-65 and I-75 as a Tier 1 freight route due to its high volumes of truck traffic, underscoring its function as a primary artery for regional commerce and industrial growth.



1.0 Miles to
I-64



19.0 Miles to
Ford KTP



27.8 Miles to
GE Appliance
Park



30.4 Miles to
UPS Worldport



31.0 Miles to
Ford LAP



50.8 Miles to
Toyota
Georgetown

Location

Louisville, KY



Louisville's central location is key to its success as one of the Midwest's most important business hubs. Located within a 12-hour drive of 54% of the US population, Louisville is only a day away from the Great Lakes, the Gulf of Mexico, and the Atlantic coast. UPS Worldport, which calls Louisville "home," has been named the #1 cargo airport in North America and processes up to 2 million packages per day.

Aerial

+ Expansive Outdoor Storage

- + Approximately 3.2 acres of paved outdoor storage/trailer parking (expandable)

+ Rail Served

- + Norfolk Southern Railway

+ 12.5 MW Substation

- + Expandable to 30 MW



HIGHLIGHTS



835,000

TOTAL
SQUARE FEET



94,450

SQUARE FEET
OF OFFICE



30' - 60'
CEILING
HEIGHT



**12,000 Amp,
3-Phase***
POWER
SERVICE

** Incoming power routes through six dry-type transformers to three 4,000A and three 1,600A, 480V, three-phase switchgears*



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Doug Butcher, SIOR
Executive Vice President
+1 502 412 7641
doug.butcher@cbre.com

Blake Scinta, CCIM
First Vice President
+1 502 412 7646
blake.scinta@cbre.com

CBRE

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