

FOR SALE

134,016± SF AVAILABLE



2400 Nelson Miller Parkway

LOUISVILLE, KY 40223

CBRE



Ford Kentucky Truck Plant

2400 Nelson Miller Parkway

Property Overview

2400 NELSON MILLER
PARKWAY

2400 Nelson Miller Parkway offers an opportunity to purchase within Louisville's Northeast Industrial market. This 134,016± SF facility is situated on 14.6± acres in an established business park, providing excellent access to major transportation hubs and sits just two miles from Ford Kentucky Truck Plant.

Property Specs

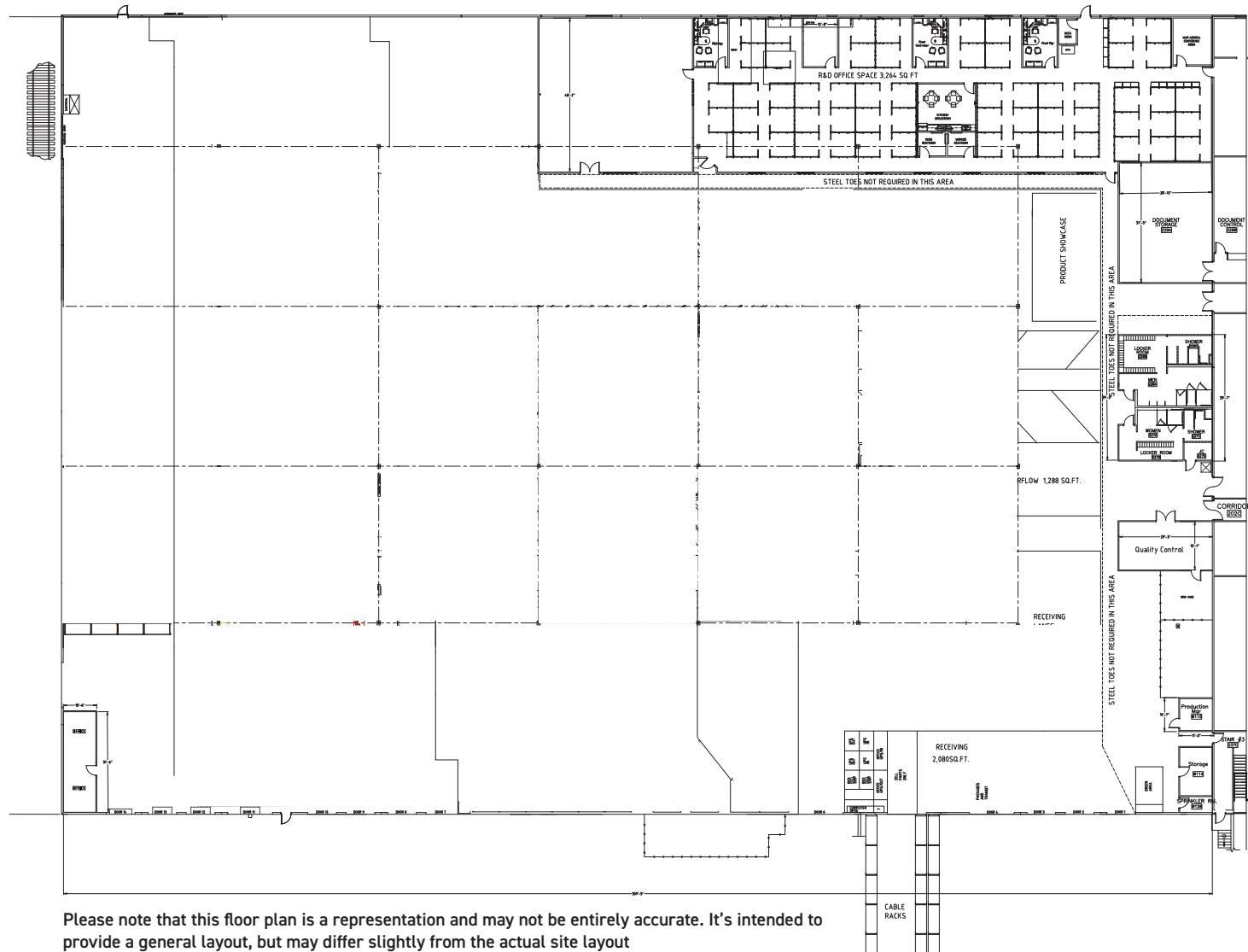
2400 NELSON MILLER PARKWAY

Building Size	134,016± SF
Office SF	Approximately 40,000± SF
Site Size	14.6± acres, expansion land available
Security	Fenced, secured lot
Dock Doors	9
Drive-in Doors	5
Rail Doors	3
Year Built	1997
Lighting	LED
Fire Protection	Wet sprinkler system
Roof	60 mil EPDM, installed in 2018
Clear Height	24'
HVAC	Fully air conditioned
Power	1,600 amp, 480V
Zoning	PEC
Sale Price	\$ 12,000,000.00



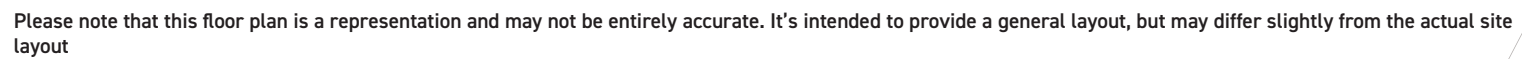
Floor Plan

WAREHOUSE



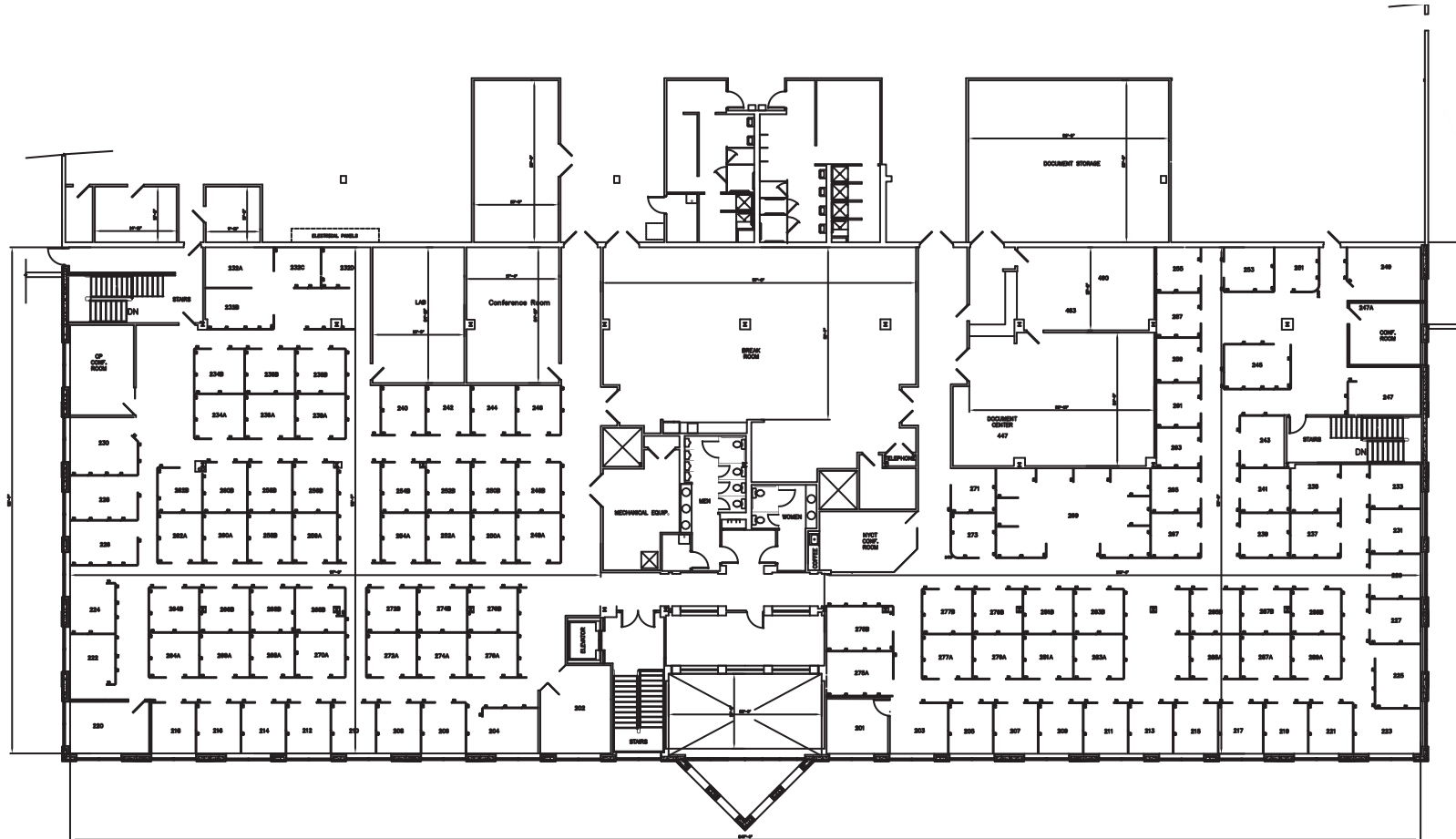
Please note that this floor plan is a representation and may not be entirely accurate. It's intended to provide a general layout, but may differ slightly from the actual site layout

FIRST FLOOR OFFICE



Floor Plan

SECOND FLOOR OFFICE



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Property Photos



Property Photos





Property Location



.7
Miles to I-265



2
Miles to Ford Kentucky Truck Plant



4.6
Miles to I-71



5.4
Miles to I-64



22
Miles to UPS Worldport

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