



CLARION PARTNERS

For Lease

NAI Fortis Group

Louisville Industrial Center – Building H

7711 National Turnpike

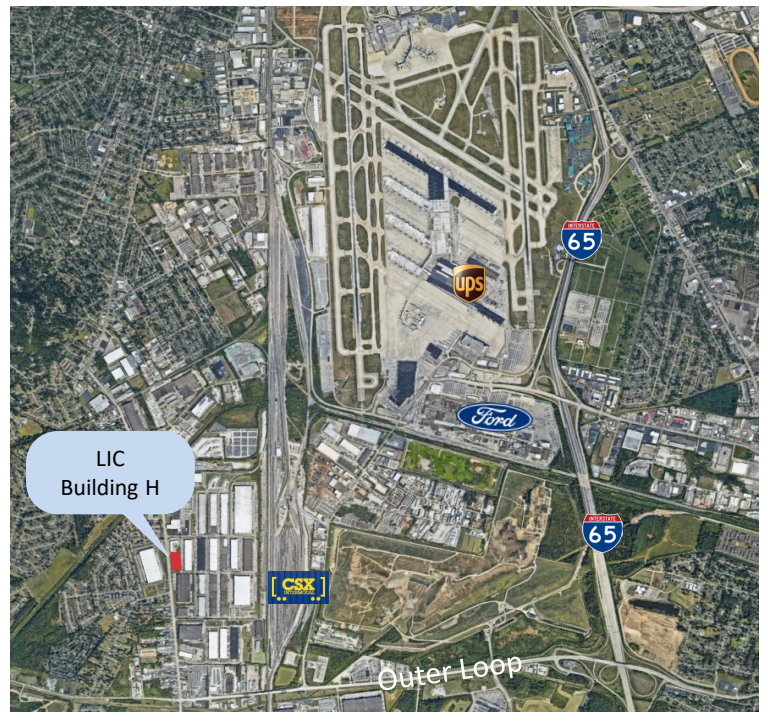
Louisville, KY 40214

70,200 Square Feet Build-to-Suit

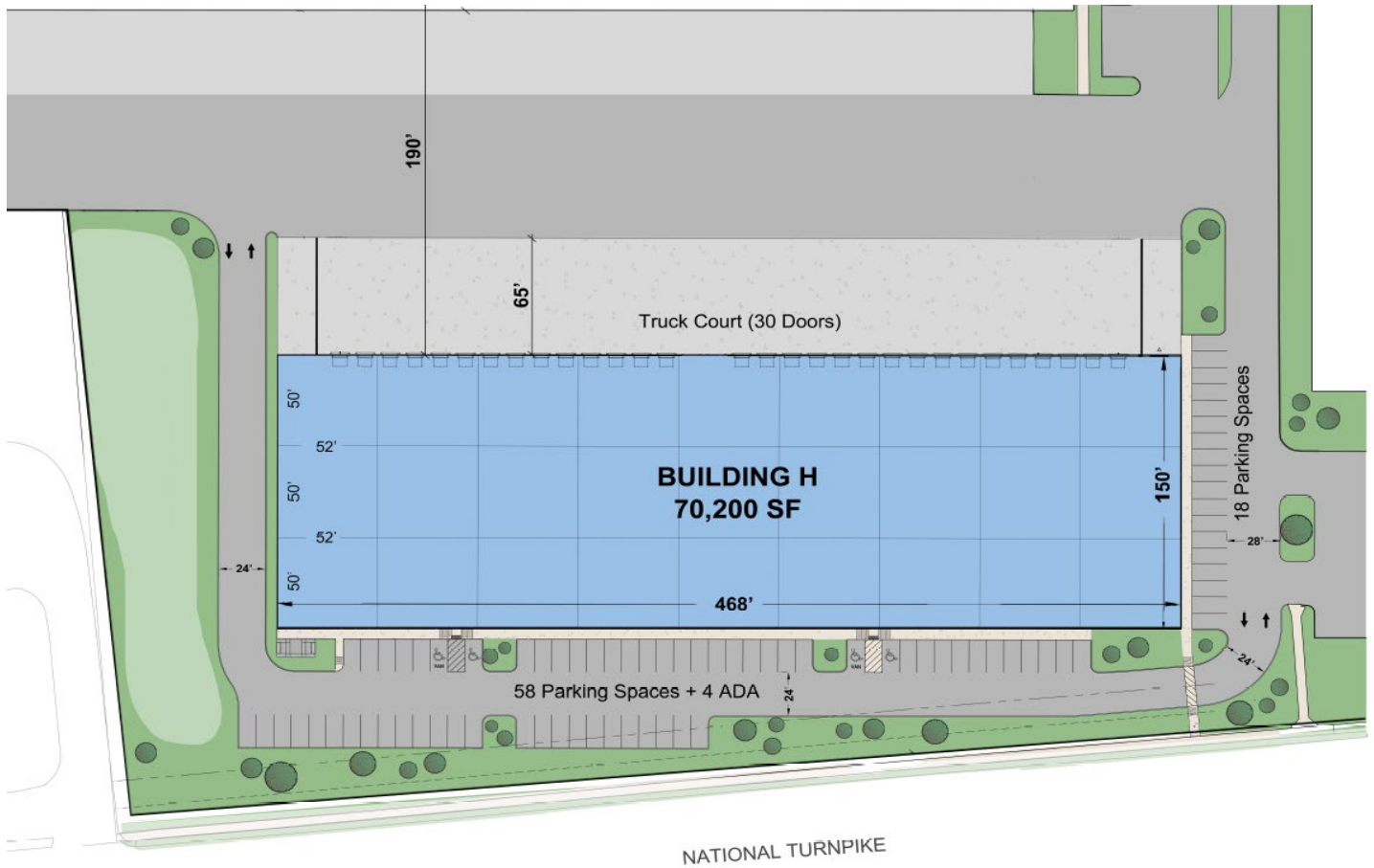


LOCATION HIGHLIGHTS

- 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 U.S. population in one day's drive
- Adjacent to CSX Intermodal Terminal
- Access to excellent workforce in southern Jefferson County



This information contained herein was obtained from sources deemed reliable and is believed to be true. It has not been verified and as such, cannot be warranted nor form any part of any future contract.



PROPERTY FEATURES

Building Size:	70,200 sf	Drive-in Doors:	Two 12' x 14' doors
Building Dimensions:	468' x 150'	Fire Protection:	ESFR system
Construction Type:	Concrete tilt wall and steel frame structure	WH Lighting:	LED; 30 FC @ 36" AFF
Office Space:	Build-to-suit	HVAC:	Roof-mounted, gas-fired, make-up air heating units
Clear Height:	32' minimum	Windows:	Clerestory windows
Column Spacing:	52' wide, 50' deep typical;	Truck Court:	130'
Roof:	60 mil TPO membrane	Auto Parking:	84 spaces
Floor:	7" reinforced concrete slab	Electrical:	1,200 amp, 277/481 volt, 3-phase, 4-wire service
Loading Docks:	30 9' x 10' dock doors		

For more information on this opportunity, please contact



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www.clarionpartners.com