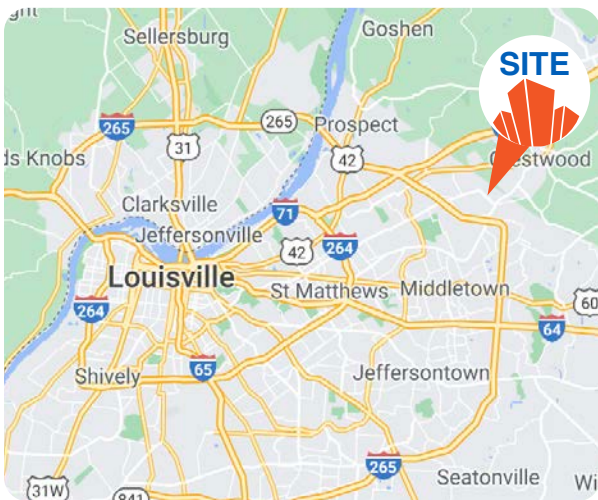




INDUSTRIAL SPACE FOR LEASE

12710 Westport Rd | Louisville, KY 40245



LEASE RATE: \$6.95/SF/YR

37,500± SF AVAILABLE NOVEMBER 1ST

- **Location:** Positioned in Louisville's East End industrial corridor along Westport Road with convenient access to I-265 (Gene Snyder Freeway) and regional transportation routes
- **Span Bay Size:** 50' x 50' column spacing providing efficient warehouse layout
- **Loading:** 7 dock-high doors, including 4 dock levelers, 2 drive-in doors
- **Clear Height:** 19' 9" - 25'

DALTON DREISBACH, SIOR, CCIM
LILY MORGAN

DALTON@TRIOCPG.COM
LMORGAN@TRIOCPG.COM

(502) 387-8479
(502) 548-6931



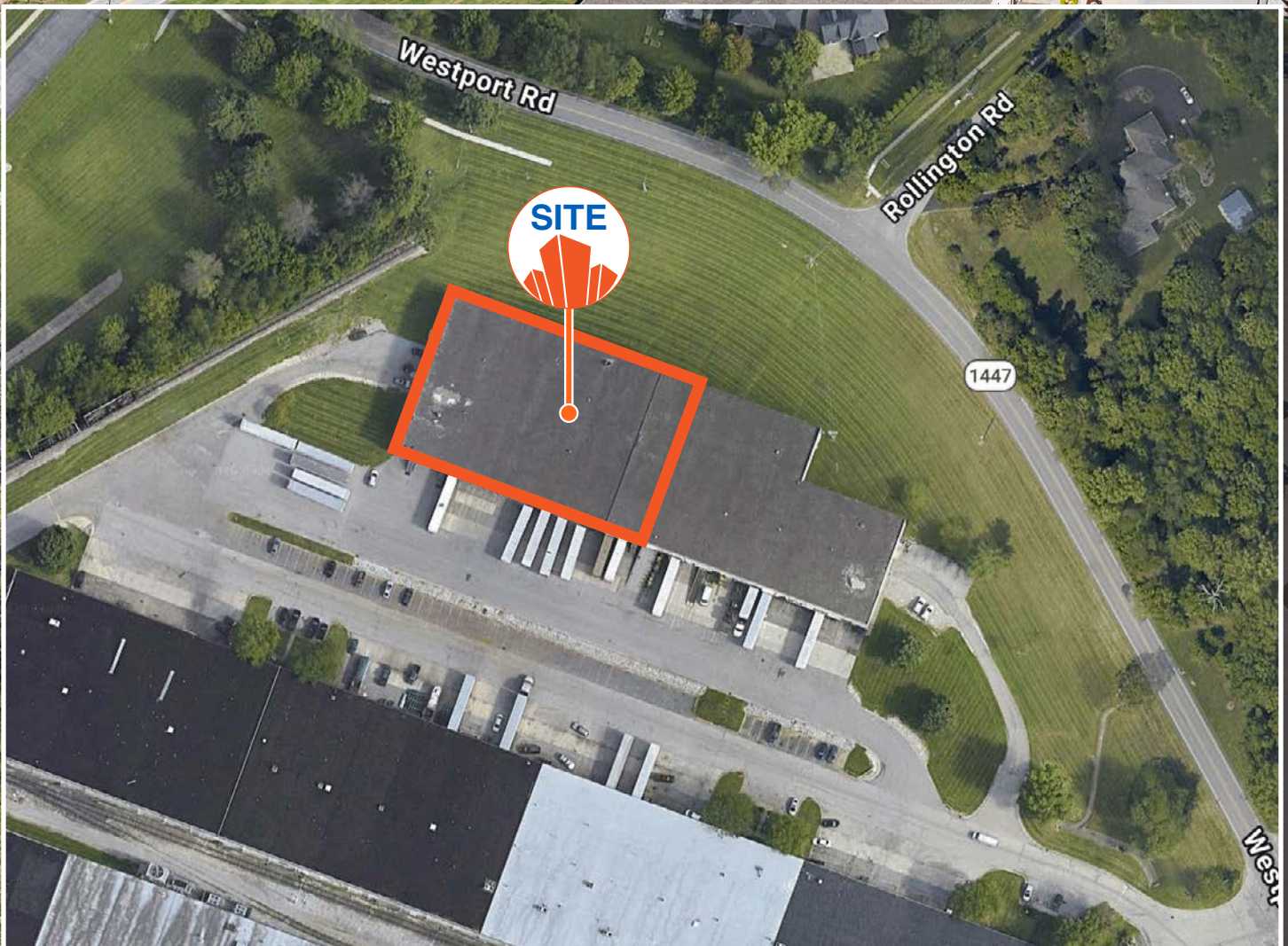
12710 WESTPORT RD, LOUISVILLE, KY 40245

PROPERTY FEATURES

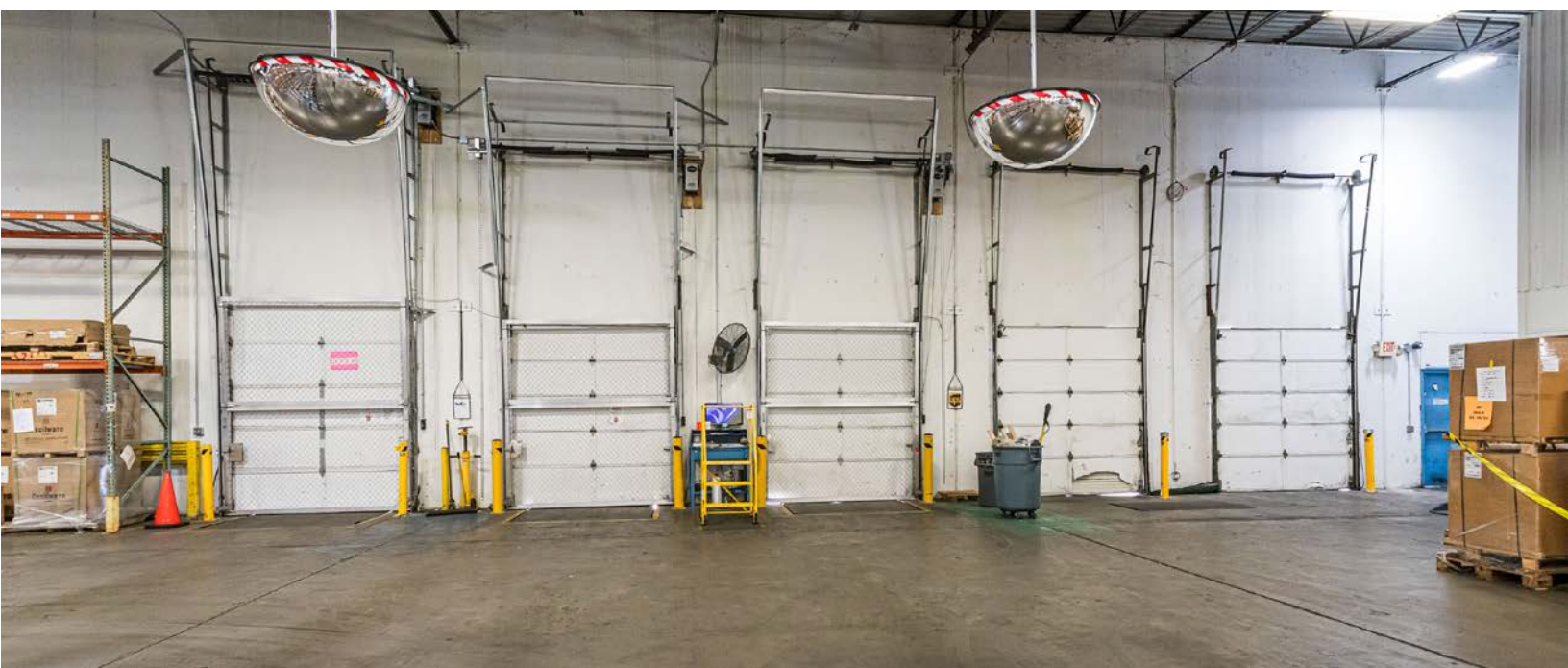
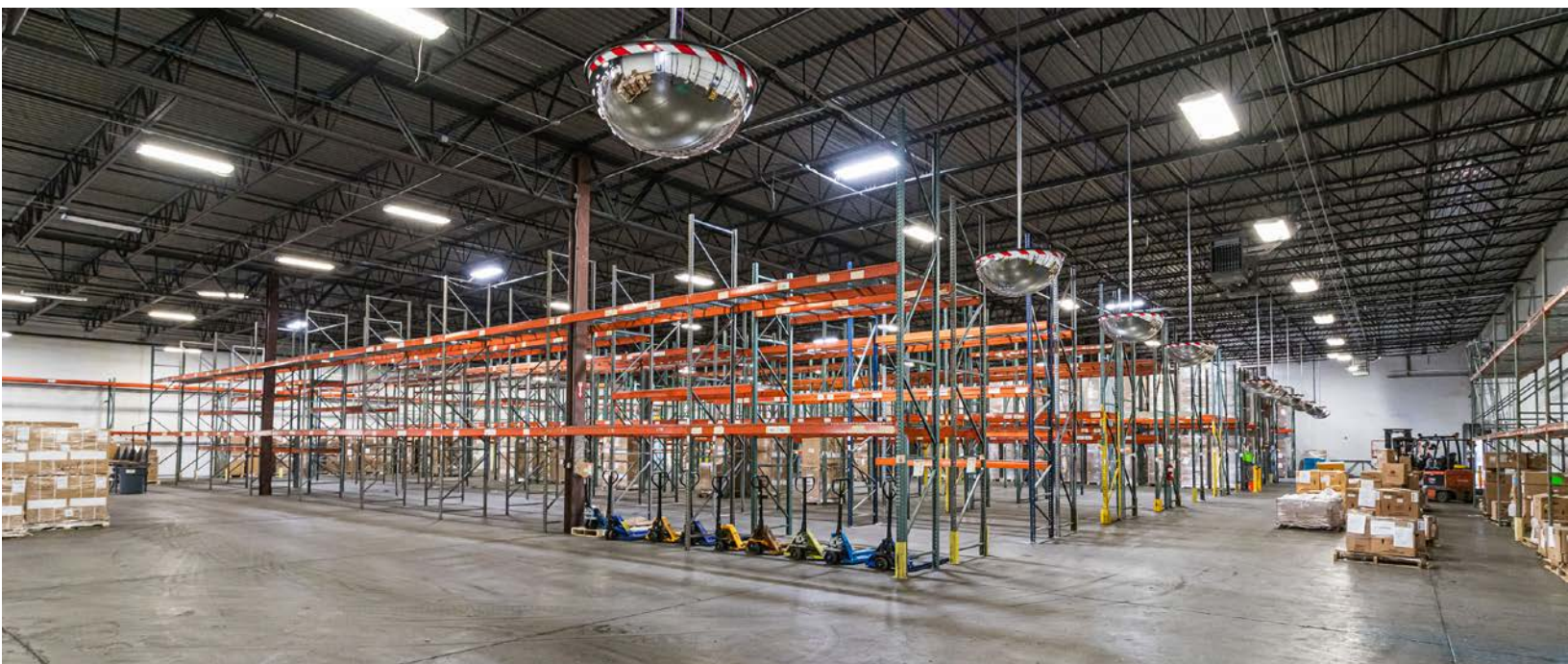
SF AVAILABLE	37,500 SF
OFFICE SF	1,119 SF
CLEAR HEIGHT	19'9" - 25'
DOORS	2 drive in (12' x 14')
DOCKS	7
SPAN, BAY SIZE	50'x50'
HEAT-TYPE	Hanging gas furnace
SPRINKLER	Dry
ELECTRIC	400 AMPS, 277/480V, 3 Phase
ZONING	PEC (Planned Employment Center)

DISTANCE TO MAJOR REGIONAL U.S. CITIES

CINCINNATI	135 mi.
INDIANAPOLIS	150 mi.
NASHVILLE	135 mi.
COLUMBUS	210 mi.
ST. LOUIS	260 mi.
CHICAGO	320 mi.
DETROIT	330 mi.
MEMPHIS	330 mi.
ATLANTA	390 mi.
PITTSBURGH	400 mi.







FLOOR PLAN



NOT TO SCALE



CONTACT US

DALTON DREISBACH, SIOR, CCIM
VICE PRESIDENT, INDUSTRIAL

502 387 8479

DALTON@TRIOCPG.COM

LILY MORGAN
ASSOCIATE

502 548 6931

LMORGAN@TRIOCPG.COM



TRIO COMMERCIAL PROPERTY GROUP

9750 ORMSBY STATION RD., SUITE 302

LOUISVILLE, KY 40223

(502) 454 4933