

FOR LEASE

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# *Park South Building 2*

450 Plaza Park Boulevard, Lebanon Junction, KY

## AIR CONDITIONED WAREHOUSE



### PROPERTY FEATURES:

- + 427,573+/- SF available
- + 3,000+/- SF office space
- + 20 dock doors (expandable to 73)
- + 4 drive-in doors
- + Air conditioned warehouse
- + 36' clear height
- + 50' X 50' column spacing
- + ESFR sprinkler system
- + Immediate I-65 access
- + 18.6 miles to Ford Battery Plant
- + 24.6 miles to UPS Worldport
- + 24.5 miles to Ford LAP
- + Zoned I-L
- + Contact agent for pricing



**CBRE**

## PARK SOUTH | BUILDING 2

450 PLAZA PARK BOULEVARD, LEBANON JUNCTION, KY

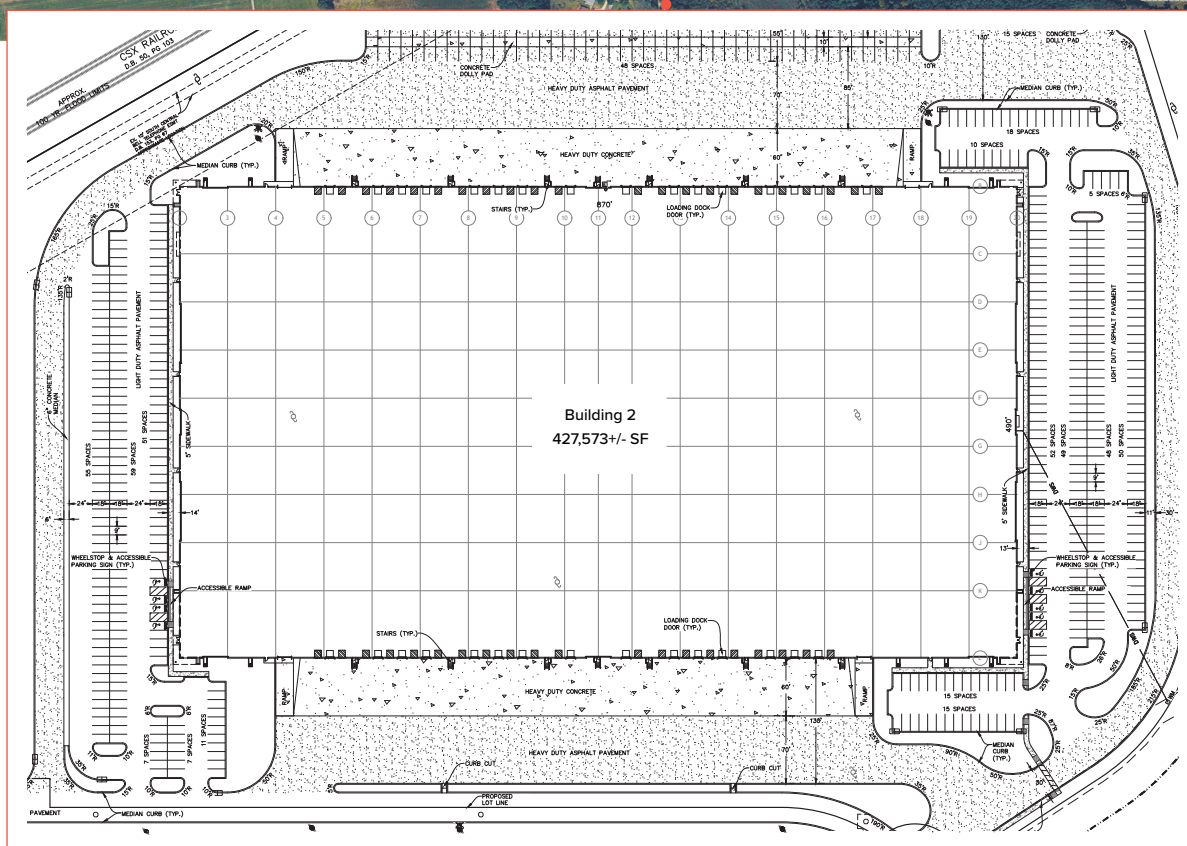
### Property Specifications

|                       |                                    |
|-----------------------|------------------------------------|
| Building Size         | 427,573+/- square feet             |
| Available Square Feet | 427,573+/- square feet (Divisible) |
| Site Size             | 35.36+/- acres                     |
| Building Dimensions   | 870' X 490'                        |
| Fire Suppression      | ESFR                               |
| Clear Height          | 36'                                |
| Column Spacing        | 50' X 50'                          |
| Speed Bay             | 70' X 50'                          |
| Lighting              | LED                                |
| HVAC                  | Air conditioned warehouse          |

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Dock Doors     | 20 (9' X 10') expandable to 73 with 35,000 lb. levelers and seals |
| Drive-In Doors | 4 (12' X 14')                                                     |
| Slab           | 6" unreinforced                                                   |
| Roof           | 45 mil TPO                                                        |
| Parking        | 438 car / 68 trailer                                              |
| Power          | 3,000 amps, 480v/277, 3-phase                                     |
| Office         | 3,000+/- SF                                                       |
| Zoning         | I-L                                                               |
| Status         | Certificate of Occupancy in place                                 |
| Location       | Bullitt County Submarket                                          |

### Location Highlights







**PLEASE CONTACT:**



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**LDG**  
INDUSTRIAL

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