

For Lease

4601 EAST INDIAN TRAIL, LOUISVILLE, KY 40213



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PROPERTY DESCRIPTION

Q4 2022 Availability! Call for showing. Excellent opportunity in the heart of Louisville's most coveted sub market.

A former Manufacturing facility featuring a recessed dock, a 5 ton crane as well as heavy power, this is a rare building! With several desirable features such as 23'-26' clear height ceiling this building is suitable for distribution services. This property is also centrally located, with easy access to I-65, I-264 and is located less than 5 miles from GE Appliance Park, Ford LAP and UPS Worldport.

The large (19,600 SF) front entrance area has high ceilings, is climate controlled and could be used as a showroom or for production purposes.

PROPERTY DETAILS

Available SF	114,498 SF
Dock Doors	10
Drive in Doors	1
Clear Height	23'-26'
Sprinkler System	Wet Hazard
Power	3,200 Amps, 480V, 3 phase
Parking	120
Zoning	M-2
Lighting	T-8 + LED
Base Rent	\$5.45 SF/yr (NNN)

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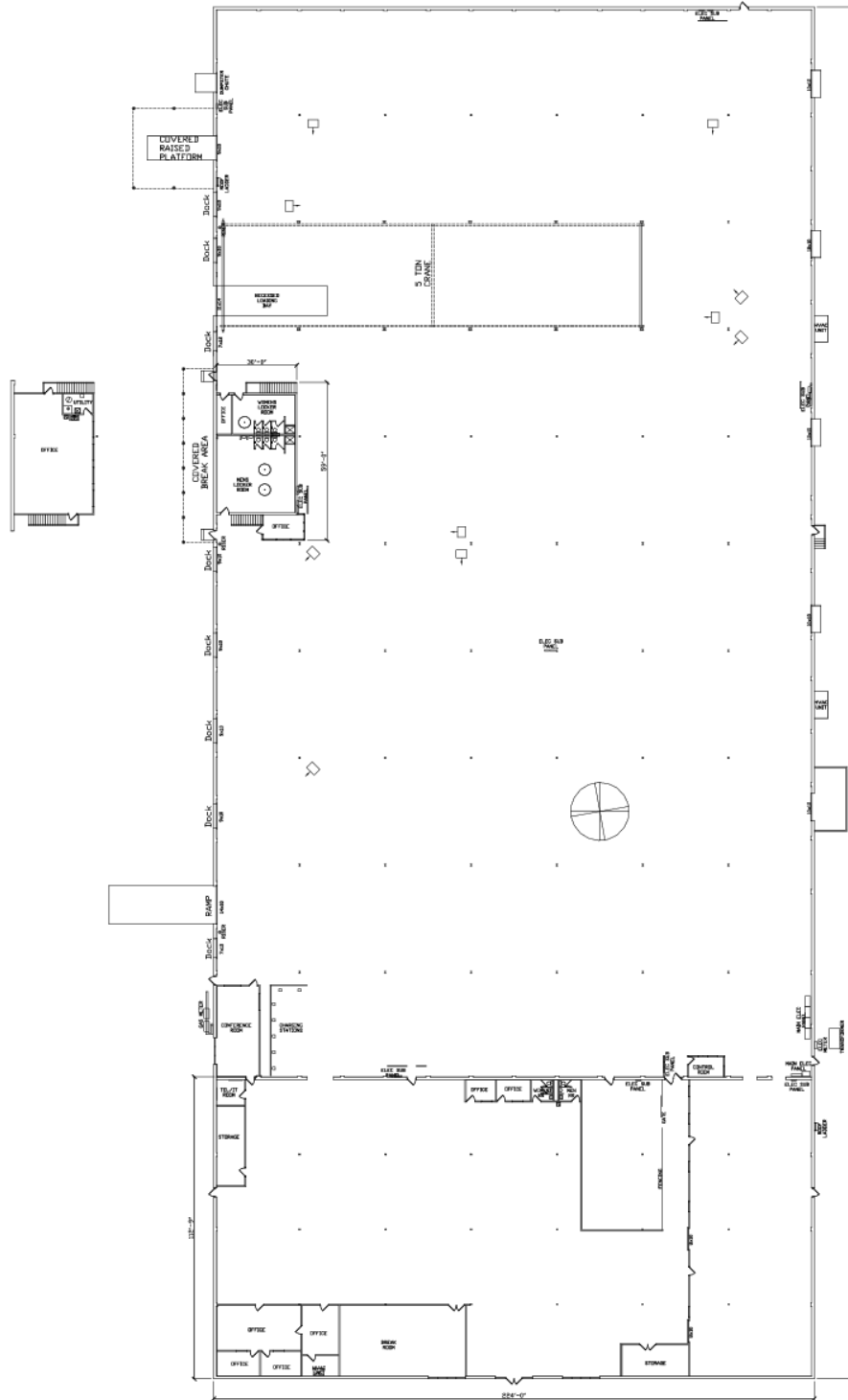
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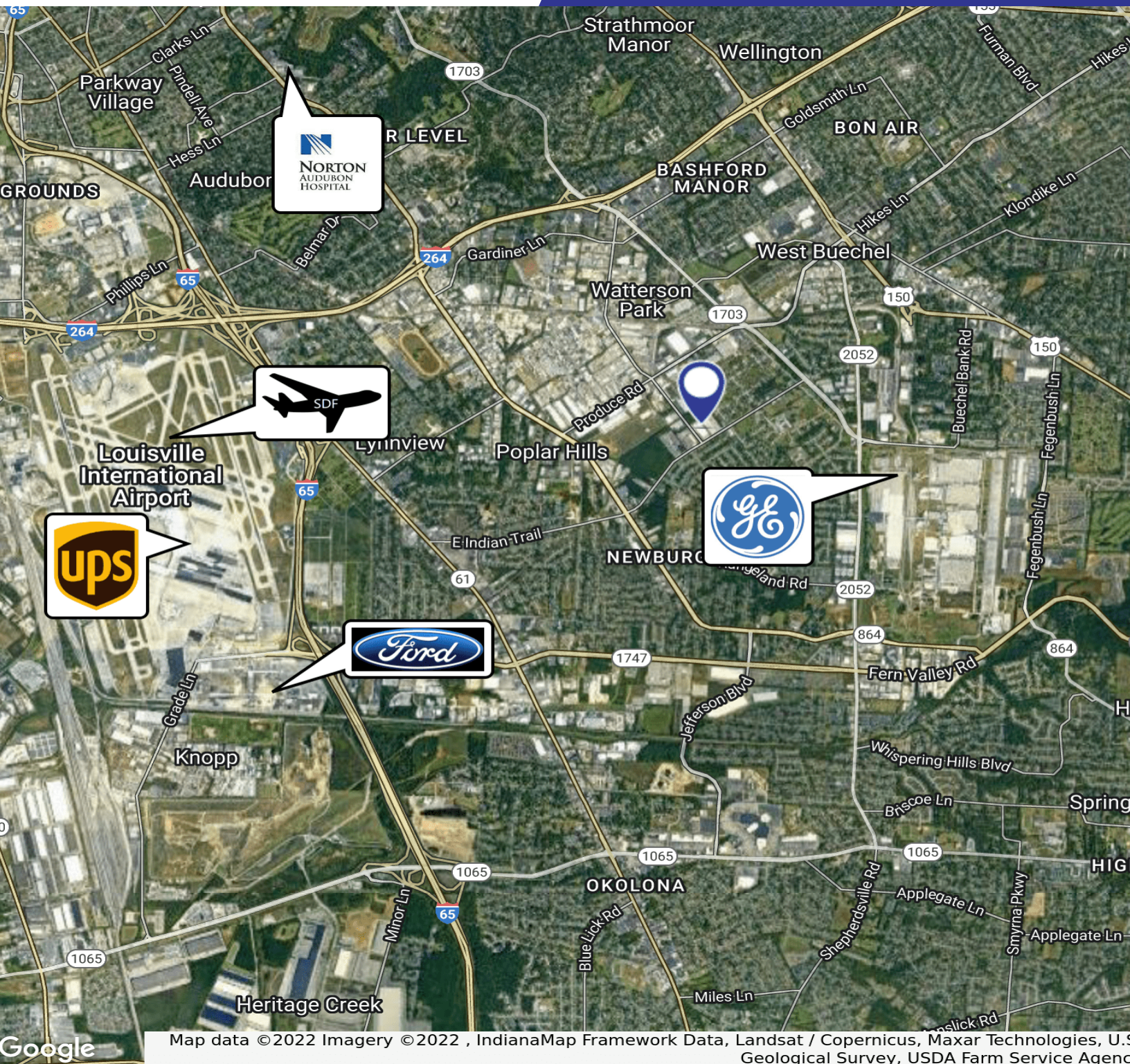
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