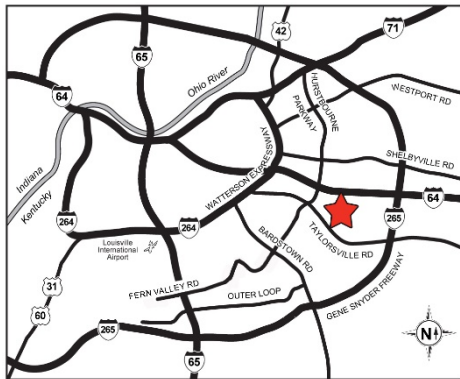


**INDUSTRIAL SPACE  
FOR SALE 29,212 SF**

**PROPERTY FEATURES**

- 29,212± SF total building
  - 26,212 SF main building
  - 3,000 SF garage
- 2,012 SF office space
- 1.8 Acres
- Two (2) dock doors
- Seven (7) drive-in doors
- Six (6) cranes
- Zoned PEC
- Easy access to I-64 and I-265



**EAST SUBMARKET  
BLUEGRASS COMMERCE PARK**

CRANE SPECIFICATIONS		DOCK DOORS	DRIVE-IN DOORS
5 Ton	16' Hook Height	(1) 10' x 12' with levelers	(2) 20' x 14'
5 Ton	16' Hook Height	(1) 12' x 12' (In "Garage" Building)	(1) 14' x 14'
3 Ton	15' 5" Hook Height		(1) 12' x 12"
3 Ton	16' Hook Height		(1) 14' x 16'
3 Ton	16' Hook Height		(2) 12' x 12' (In "Garage" Building)
2 Ton	16' Hook Height		

\*Crane sizes and hook heights are believed to be correct but are not warranted to be correct.

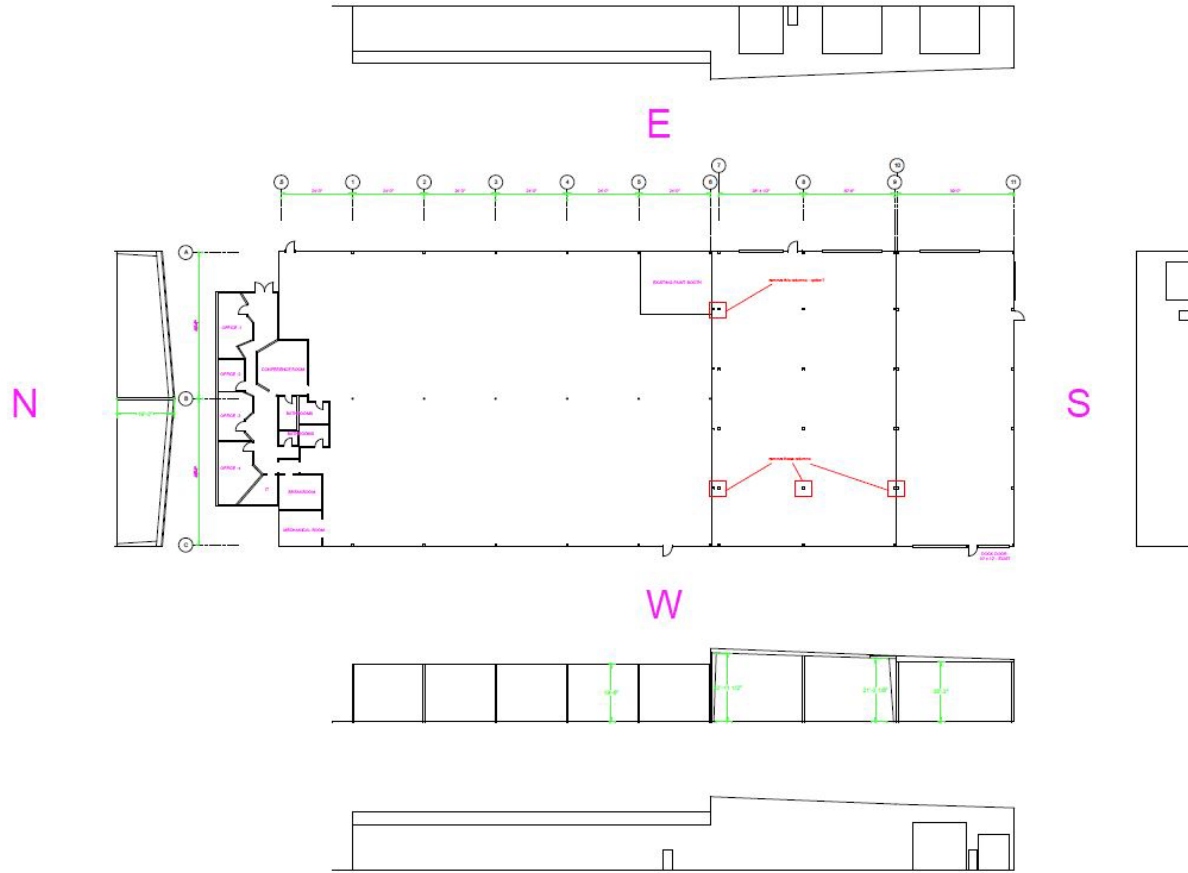
For more information, please contact:

**ROBERT B. WALKER, SIOR, CCIM**  
Senior Director  
**Certified Supply Chain Professional**  
+1 502 719 3254  
rwalker@commercialkentucky.com

**JAKE MILLS**  
Associate  
+1 502 719 3252  
jmills@commercialkentucky.com

333 E. Main Street, Suite 510  
Louisville, KY 40202  
phone: +1 502 589 5150  
www.commercialkentucky.com

**FOR SALE**  
**2811 WATTERSON TRAIL**  
Louisville, KY 40299



**CAD Drawing**



**Aerial**

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