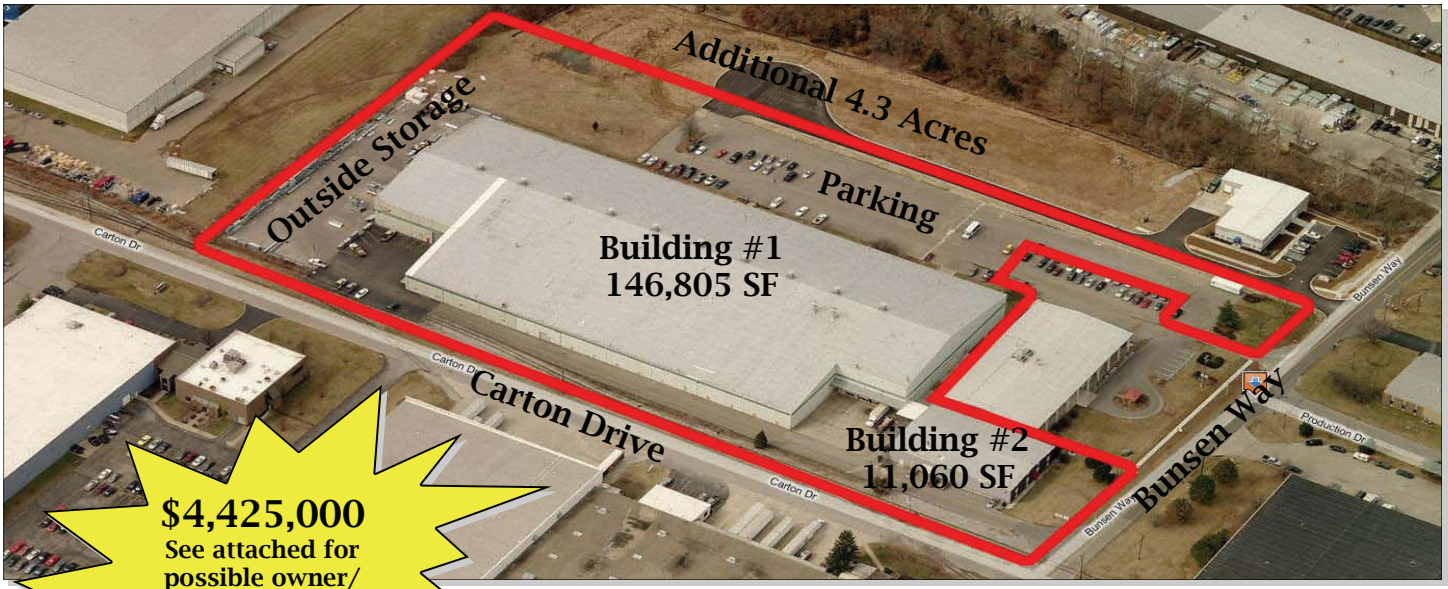
INDUSTRIAL FOR SALE
INVESTMENT OPPORTUNITY
OWNER/USER - *100% OCCUPANCY*

10300 Bunsen Way, Louisville, KY 40299



$4,425,000
See attached for possible owner/ tenant use details

Summary

The property consists of two buildings; 146,805 SF and 11,060 SF. The total rentable square footage of the property is 157,865 on 9.5 acres of land.

Location

The Property is located in Bluegrass Commerce Park with easy access to (2) interchanges via Hurstbourne Parkway and Blankenbaker Parkway.

Price: *$4,425,000*
Price PSF: *$28.00*

Gary H Morris
(502) 727-7501
(502) 379-6007
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Walter T. Crutcher
(502) 930-3971
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wcrutcher@ccre.biz

COMMONWEALTH COMMERCIAL REAL ESTATE

Commonwealth Commercial Real Estate, 10444 Bluegrass Parkway, Louisville, Kentucky 40299
Phone: (502) 379-6000 | ***www.ccre.biz*** | Licensed in Kentucky, Indiana and Ohio

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PROPERTY DETAILS

Building Size	157,865± SF (146,805± SF & 11,060± SF)
Lot Size	9.5± (includes a 1-acre development site) Additional 4.3 acres available for sale
Office Size	10,000± SF in building #1; 1,500± in building #2
Bay/Column	40’ to 50’ free-span bays with (12) overhead cranes
Cranes	12 cranes total, (1) 20-ton, (1) 10-ton, (4) 5-ton, (5) 3-ton, (1) 2-ton
Ceiling Height	22’ to 50’
Sprinkler System	Wet sprinkler system including new digital alarm system
Loading	(5) dock doors; (5) drive-in doors
Lighting	T-8 High bay fluorescent energy efficient light fixtures
Flooring	Concrete
Construction	Steel
Roof	New roof and gutters in 2015, both buildings, with 20-year warranty
Parking	Large paved lot
Year Built	1968
Zoning	PEC
Gas	Louisville Gas & Electric
Electric	Louisville Gas & Electric - 3600 amp, 480 volt, 3-phase electric
Water	Louisville Water Company
Sewer	Louisville Metropolitan Sewer District

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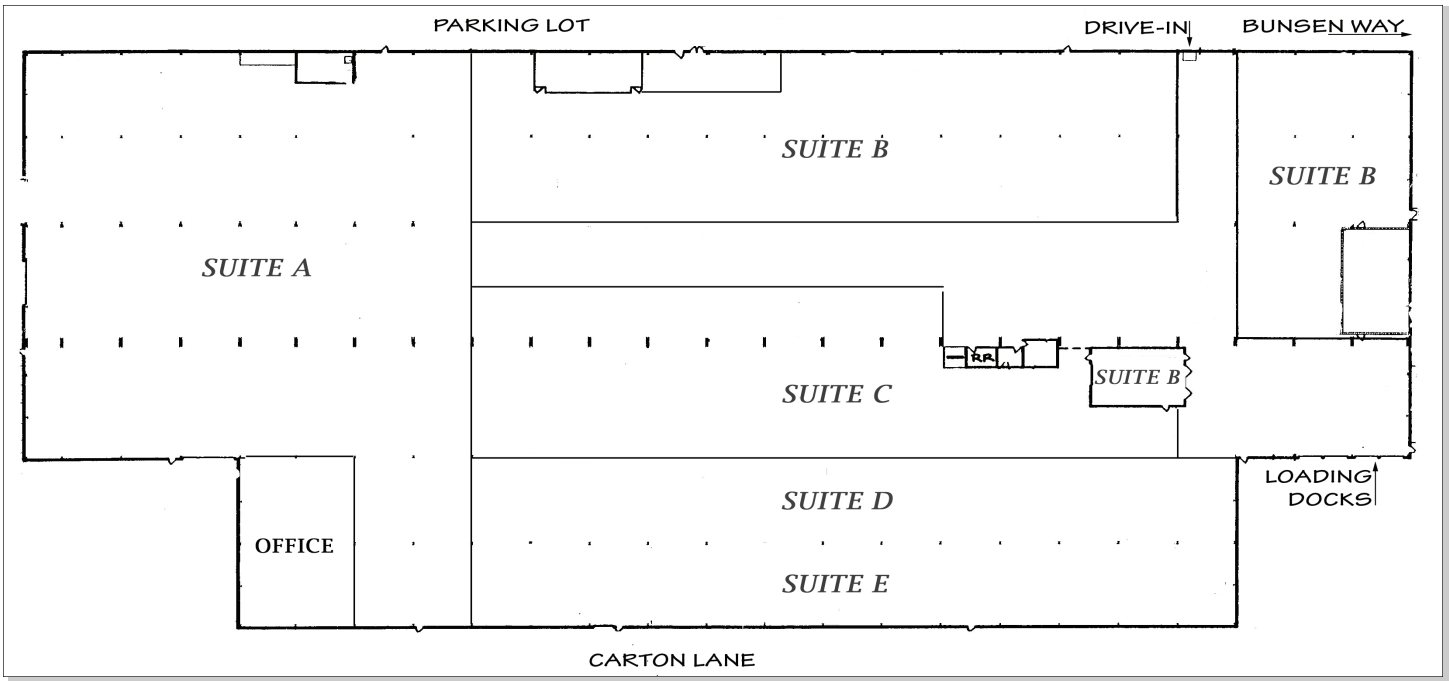
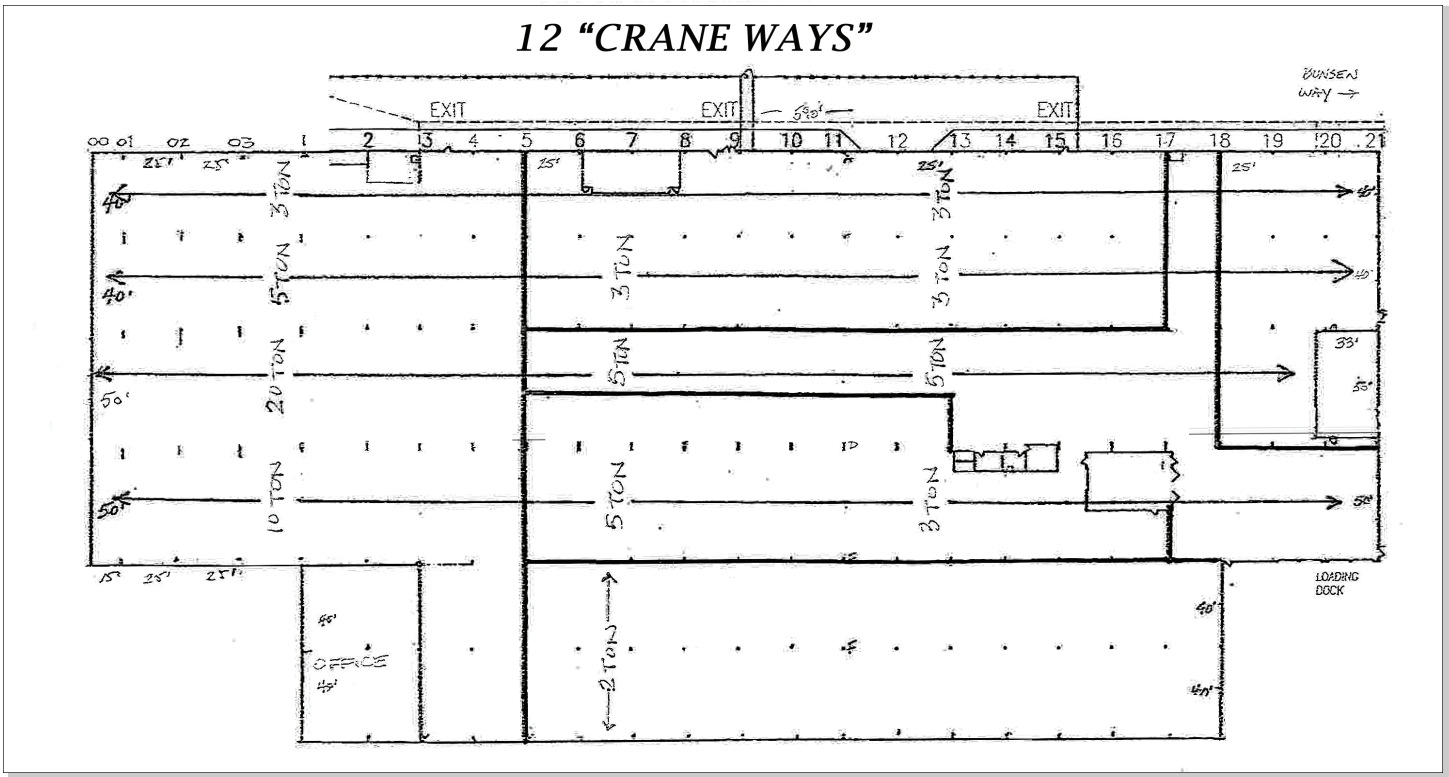
BUILDING SUITES



BUILDING CRANES

12 "CRANE WAYS"



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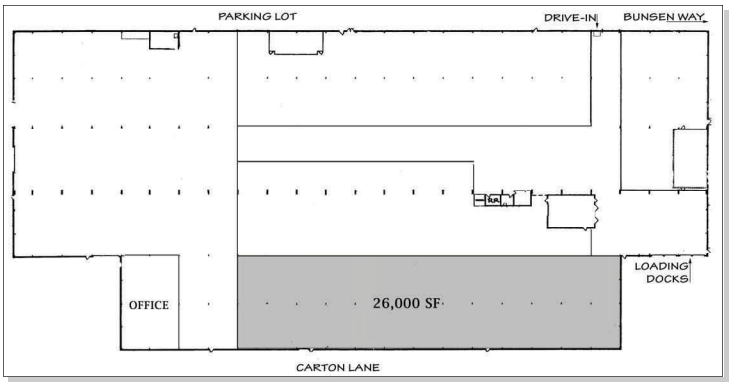
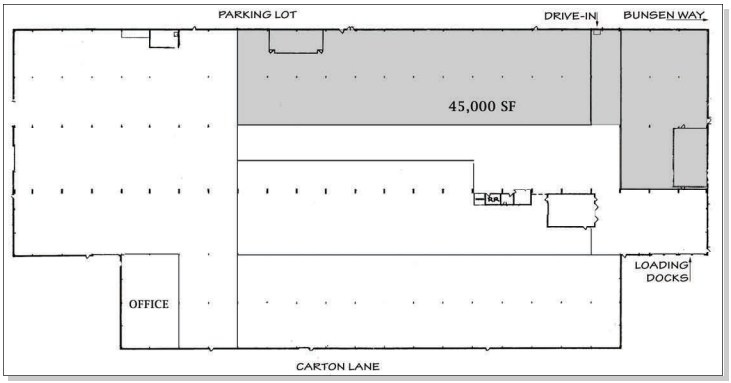
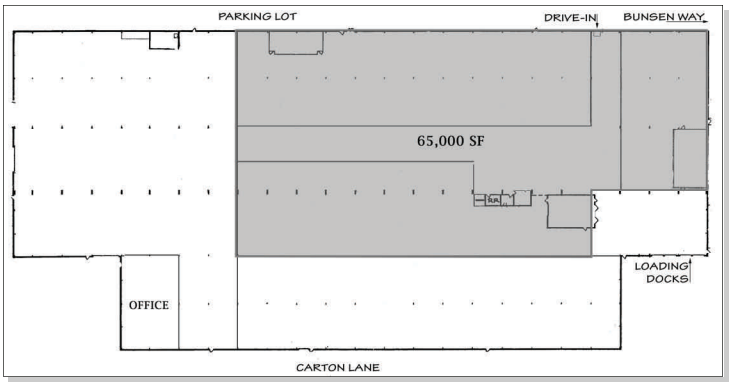
BUILDING OWNER/USER OPTIONS



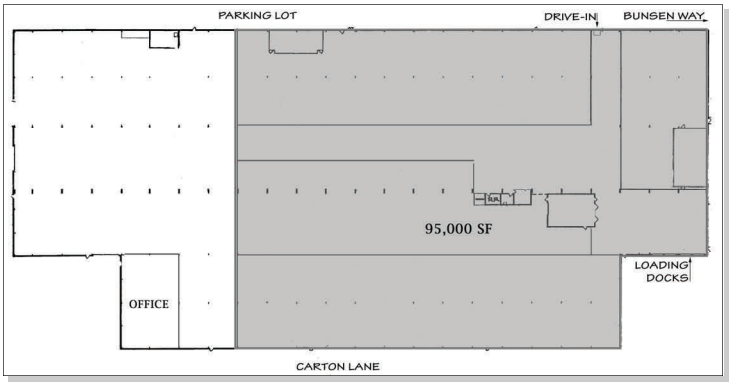
Option #1: 26,000 SF



Option #2: 45,000 SF



Option #3: 65,000 SF



Option #4: 95,000 SF

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PHOTOS

Entrance Way

Warehouse

Warehouse

Office Area

Showroom

Office Area

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PHOTOS

Building 1

Building 2

Truck Dock

Building 1 Rear View

Paved/Fenced Storage Area

Warehouse

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