

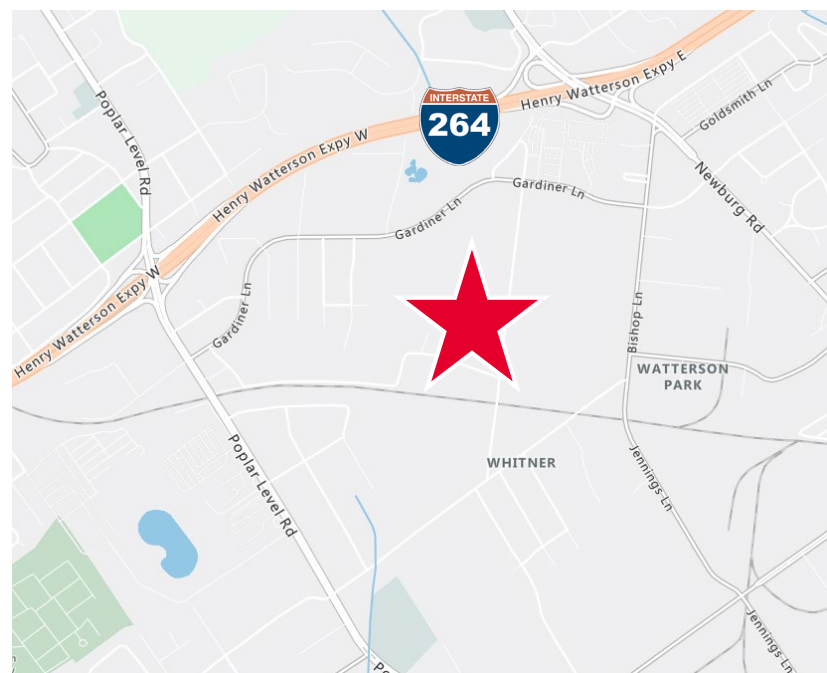
GATEWAY PRESS



**167,031± SF INDUSTRIAL SPACE
FOR SALE**

PROPERTY FEATURES

- Two buildings totaling 167,031 SF
 - Building 1: 101,521 SF
 - Building 2: 65,510 SF
- 25,617 SF office space
- 10' – 26' ceiling height
- Eight (8) dock doors with 2 more possible
- Two (2) 10' x 14' drive-in doors
- 106 parking spaces with expansion
- Fluorescent lighting
- Wet sprinkler system
- Centrally located Airport, UPS, USPS
- Includes furniture and phone system



For more information, please contact:

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PROPERTY FEATURES

Total Square Feet	167,031 SF (two buildings connected) Building 1: 101,521 SF Building 2: 65,510 SF
Total Office SF	25,617
Acres	5.68
Dock Doors	Eight (8) with 35,000 lb. levelers and seals
Drive-in Doors	Two (2) 10' x 14' with 2 more possible
Clear Height	10' – 26'
Lighting	Fluorescent
Fire Protection System	Wet system
Zoning	M-2 / M-3
Year Built	1955, 1960, 1962, 1968, 1986, and 1994
Electric	Three separate power sources: (2) 480 volt; (1) 240 volt – all 3-phase
Flood Zone	Outside the 500 year flood zone
Structure Exterior	Concrete block and steel beam
Roof	Tar and gravel; rubber membrane
HVAC System	Gas fired forced air heat and central air



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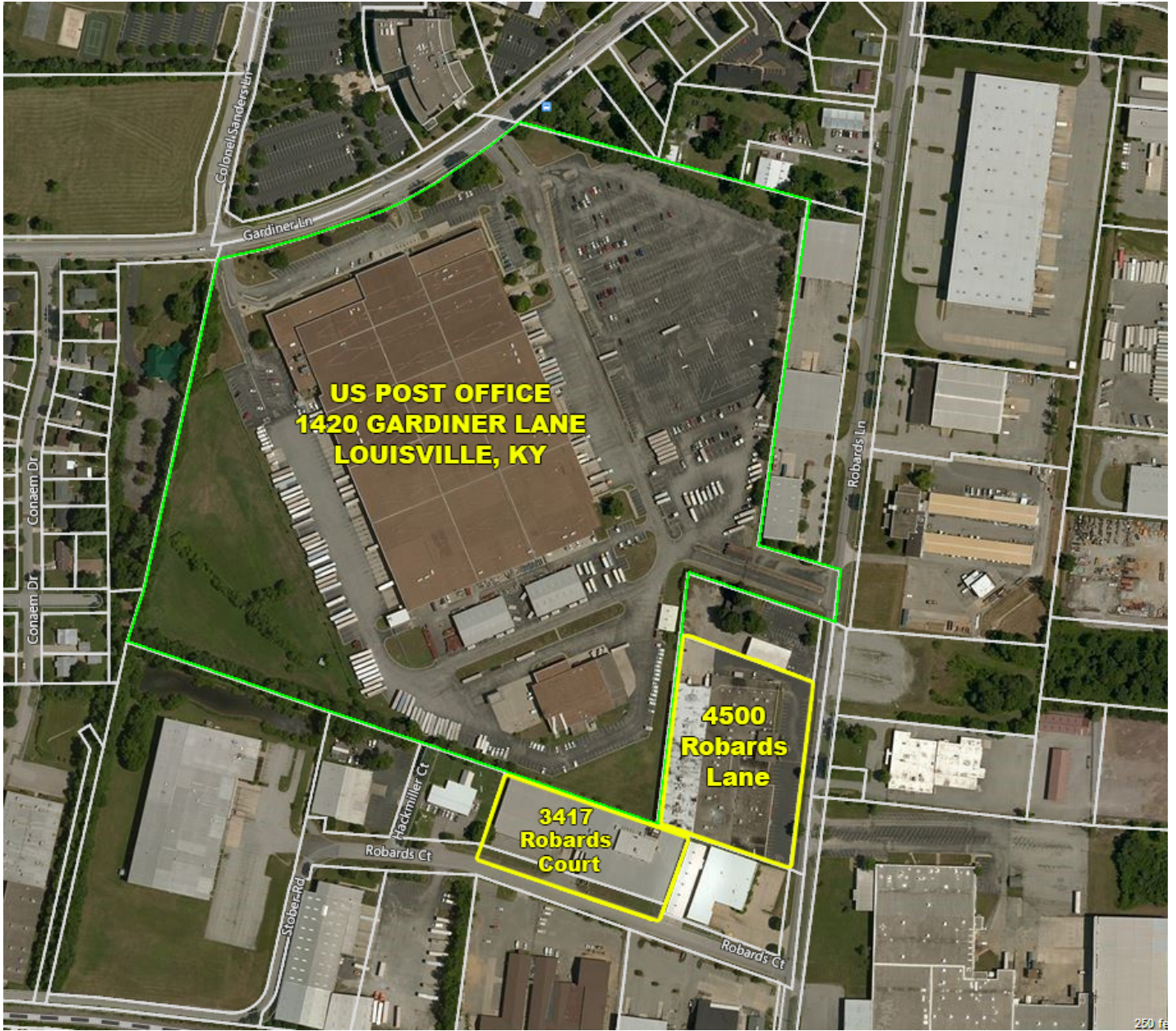
**CUSHMAN &
WAKEFIELD**

Commercial Kentucky

FOR SALE

4500 ROBARDS LN & 3417 ROBARDS CT

Louisville, KY 40218



Aerial

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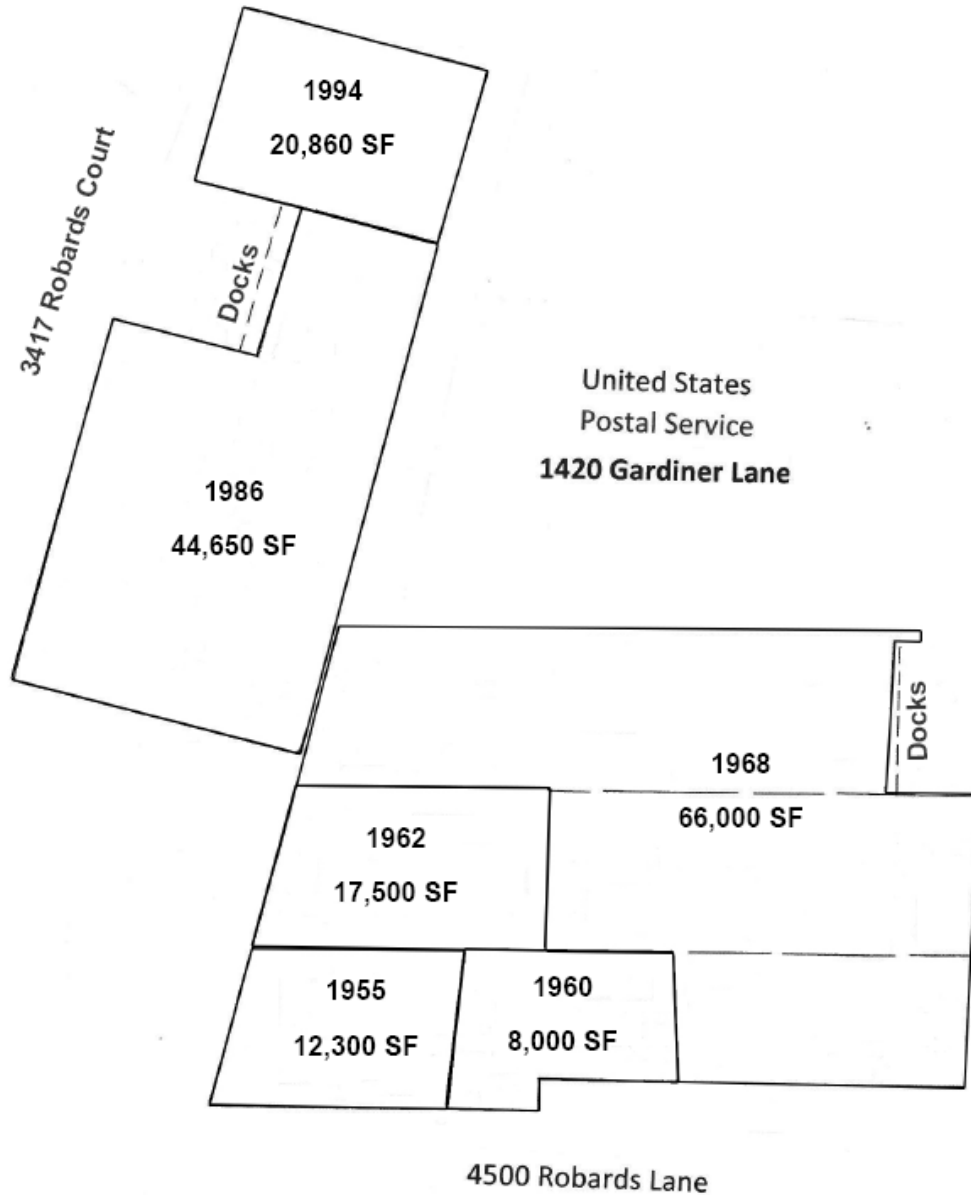
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*SIZES ARE APPROXIMATE

Floor Plan

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