

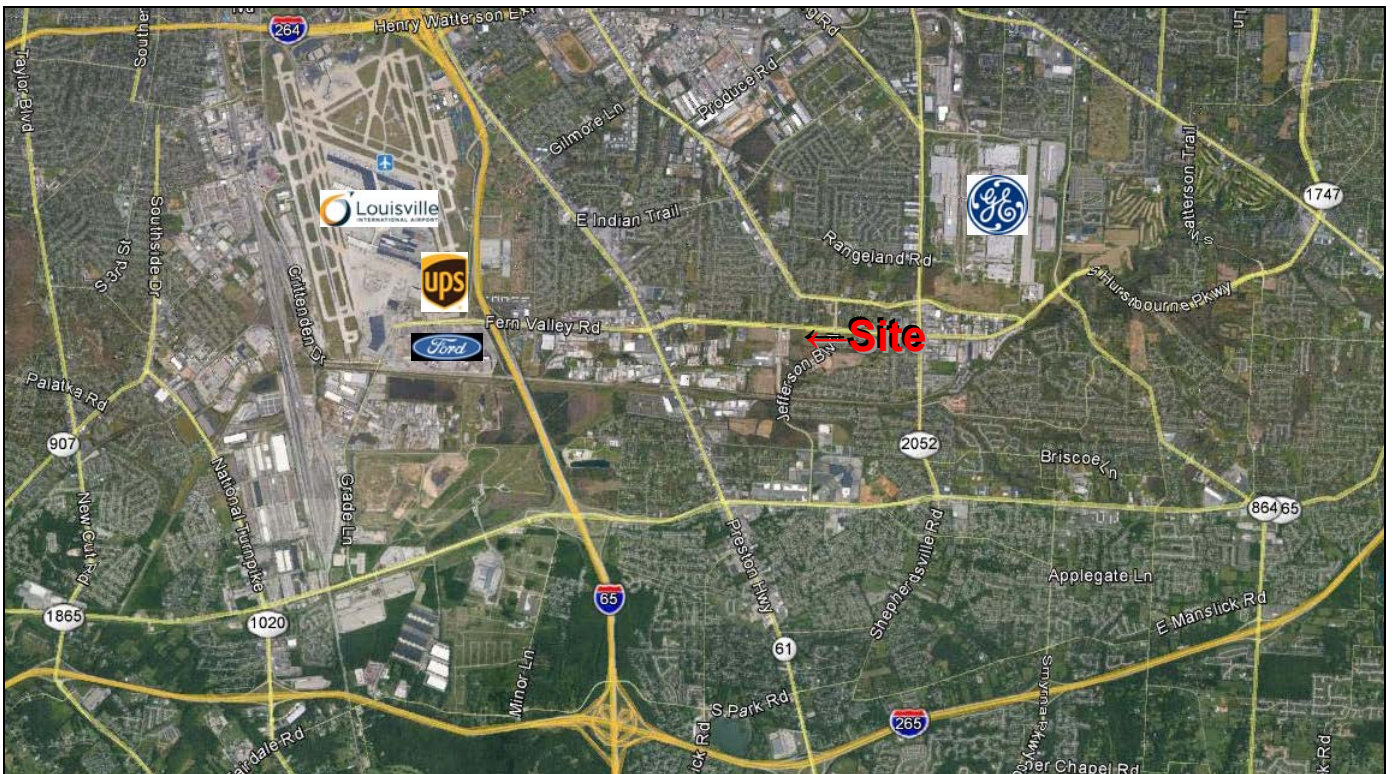
Skyway350

www.skyway350.com

AVAILABLE NOW



4500 Fern Valley Road - Louisville, KY 40219



THE SCHROERING COMPANY

Michael Schroering, SIOR, CCIM
13405 Eastpoint Centre Drive, Suite 125
Louisville, KY 40223
(502) 253-4000 / (502) 639-8224 Cell
michael@schroering.com
www.schroering.com



PROPERTY FEATURES

- | | |
|--------------------------|--|
| • Total Building Size | 350,000 SF (Divisible) |
| • Land Area | 17 acres |
| • Great Location | 2.0 miles to I-65
2.2 miles to UPS Worldport Hub
2.1 miles to Ford LAP |
| • Building Type | Rear loaded bulk distribution |
| • Type Construction | Insulated tiltup concrete panel walls |
| • Exterior Lighting | H.P.S. 1 foot-candle average |
| • Bay Size | 50' x 50' interior bays |
| • Clear Height | 32' under bar joists |
| • Floor Thickness | 6" concrete |
| • Fire Protection System | ESFR sprinkler |
| • Roof Type | TPO with 15 year warranty, 45 mil |
| • Building Lighting | LED warehouse lighting |
| • Building Heat | 60 degrees at 0 degrees (2 air changes) |
| • Electric | 3,000 Amps, 277/480 Volts, 3-Phase |
| • Parking | 280 vehicle and 34 truck |
| • Zoning | EZ-1, Enterprise Zone |
| • Truck Court | 175' deep |
| • Drive-In Doors | Two (12' x 16') |
| • Docks (35,000 lbs) | 35 (9' x 10') |