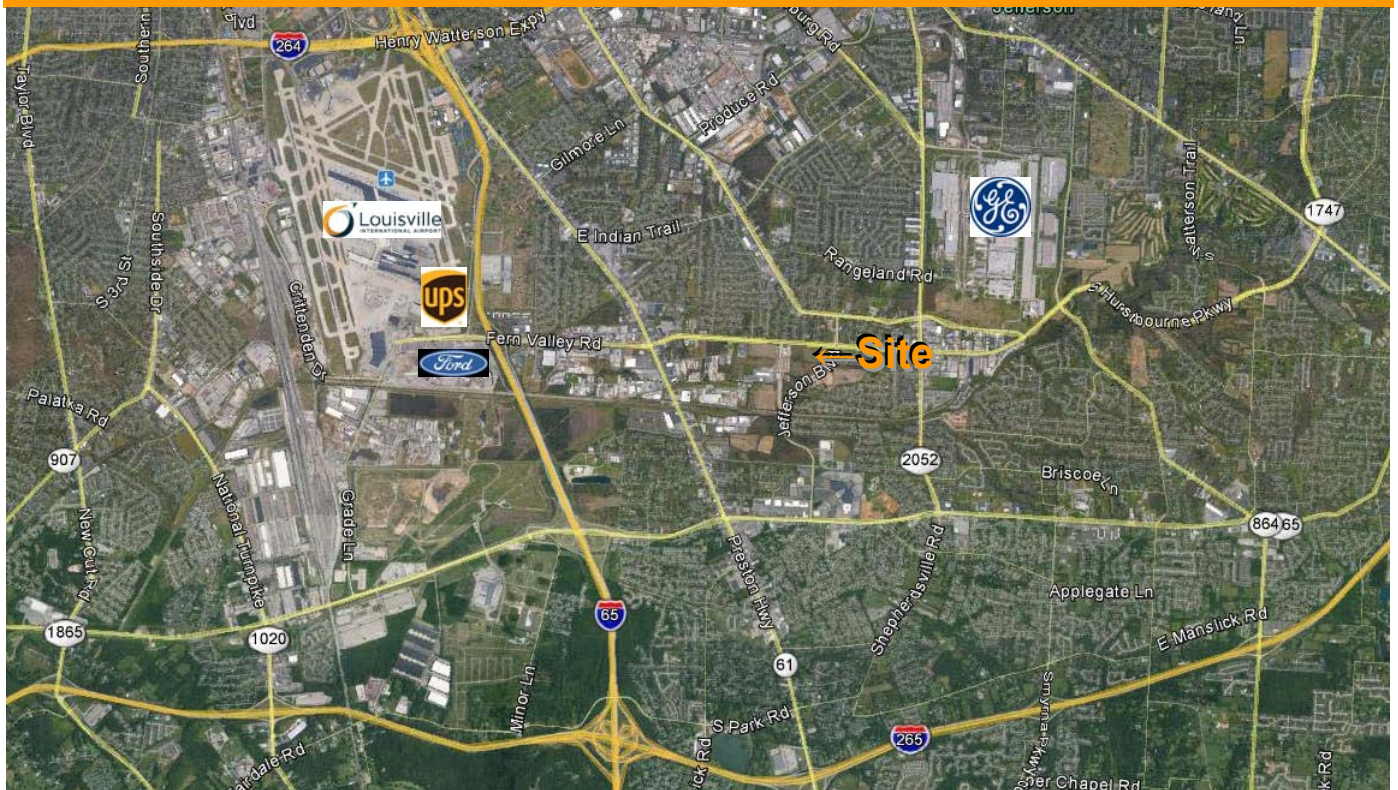


# Skyway350

[www.skyway350.com](http://www.skyway350.com)

**NOW UNDER CONSTRUCTION**



**4500 Fern Valley Road - Louisville, KY 40219**

- LAND:** 17 Acres
- PREMISES:** Up to 350,000 SF  
Under Construction  
Divisible to 100,000 SF
- RACK DATE:** April 1, 2018
- LOCATION:** Great Location  
Near the Airport and  
UPS Worldport Hub



**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](mailto:michael@schroering.com)  
[www.schroering.com](http://www.schroering.com)



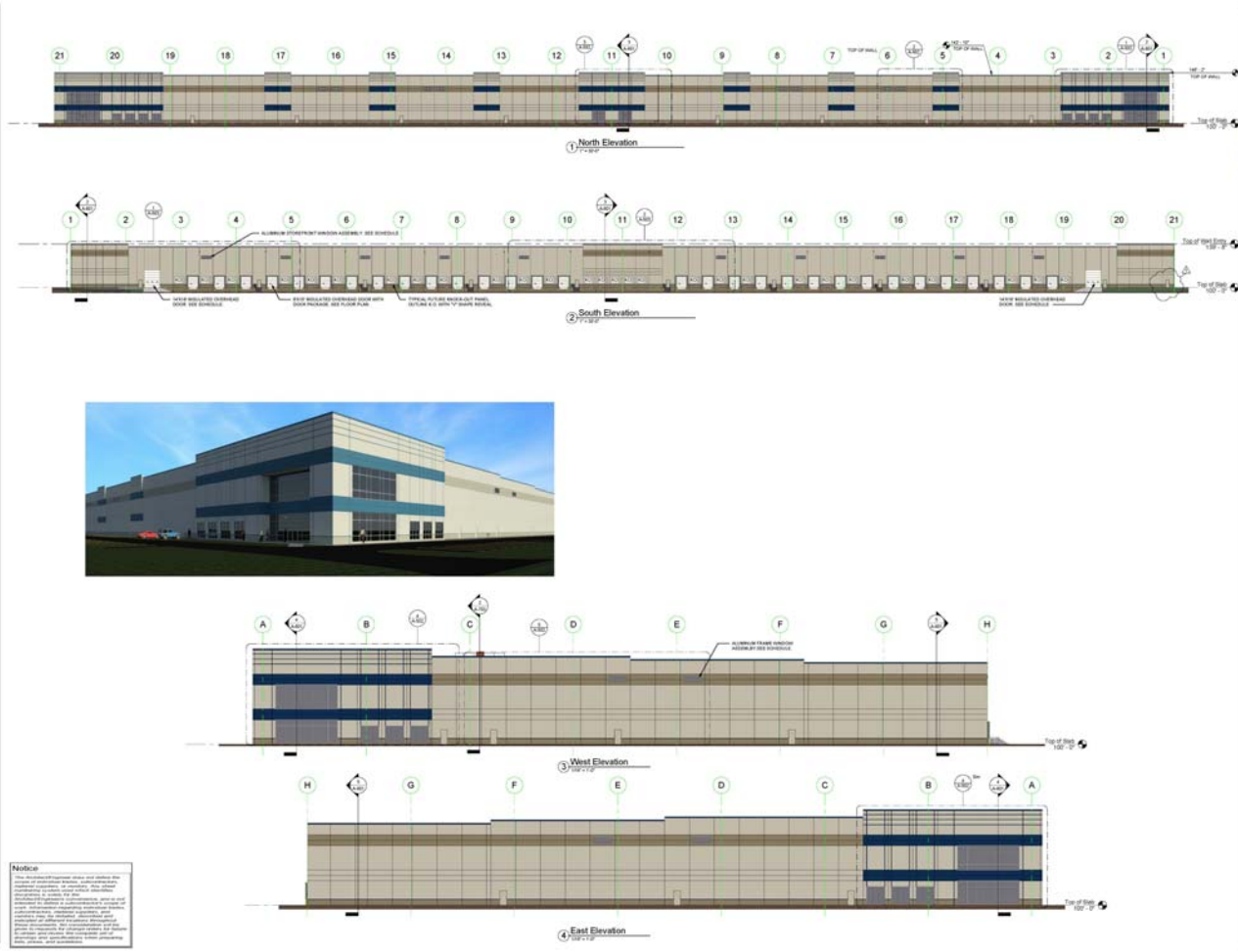
### PROPERTY FEATURES

- Land Area 17 acres
- 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
- Total Building Size 350,000 SF (350' x 1,000')
- 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) 30 (9' x 10')



# Skyway350

## ELEVATIONS



**Kovert-Hawkins** architects

**Owner:**  
 Fern Valley Commerce Center  
 Speculative Warehouse  
 4500 Fern Valley Road  
 Highland Park, IL 60035

**A-501**  
 Building Elevation