

FOR LEASE  
**61,777 SF AVAILABLE**



5500 SHEPHERDSVILLE RD  
**LOUISVILLE, KY 40228**

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PARK JEFFERSON

# PROPERTY HIGHLIGHTS

- Class A warehouse / distribution facility
- Nicely appointed office finishes
- Fully equipped loading facilities
- Six (6) miles to UPS Worldport

## PROPERTY FEATURES

Available SF	61,777 sf
Office	3,480 sf
Clear Height	30' - 35'
Lighting	LED
Column Spacing	48' x 50' (60' Speed bay)
Truck Court	145'
Loading Docks	Nine (9)
Dock Equipment	35,000 lb. mechanical pit levelers, seals, bumpers, lights
Drive-in Doors	One (1) - 14' x 14'
Power	480/277 volt, 800 amps, 3-phase
Fire Protection	ESFR
Parking	30+/-
Floor	6" reinforced
Roof	TPO - (60mil)
Walls	Insulated precast
Zoning	M-2
Heat	Two (2) Suspended Modine 400,000 BTU Gas Heaters



# FLOOR PLAN 61,777 SF

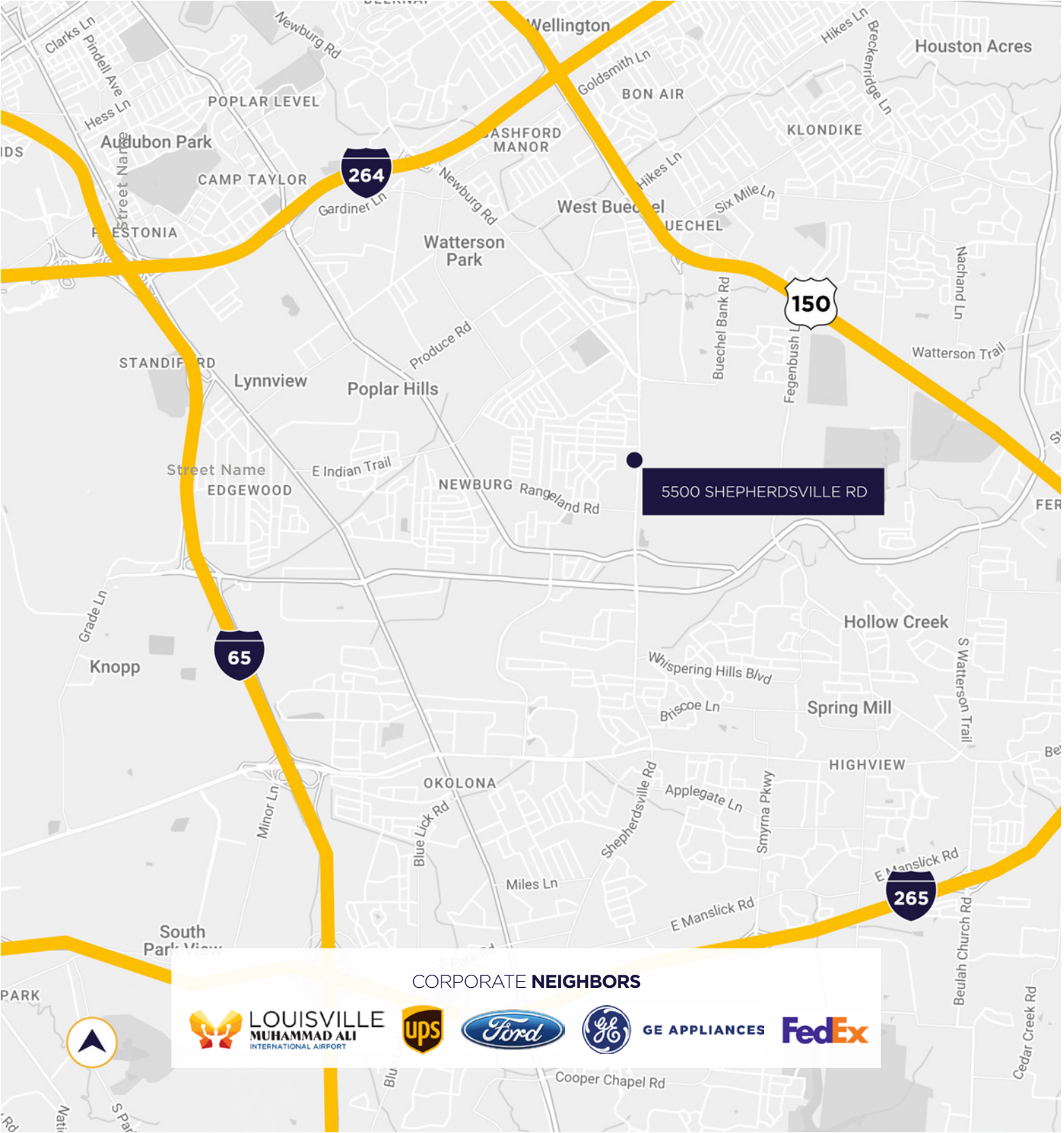


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# EXCELLENT LOCATION

Class A warehouse/distribution facility next to G.E. Appliance Park with frontage along Shepherdsville Road. Nicely appointed office finish (3,480 sf). Space includes heavy power, and shipping/receiving office.

 <b>9,998</b> <b>POPULATION</b> <i>Within 1 Mile</i>	 <b>\$58,921</b> <b>AVG. HH INCOME</b> <i>Within 1 Mile</i>	 <b>10,720</b> <b># OF EMPLOYEES</b> <i>Within 1 Mile</i>
 <b>90,913</b> <b>POPULATION</b> <i>Within 3 Miles</i>	 <b>\$77,839</b> <b>AVG. HH INCOME</b> <i>Within 3 Miles</i>	 <b>59,972</b> <b># OF EMPLOYEES</b> <i>Within 3 Miles</i>



**0.2 MILES**  
TO GE APPLIANCE PARK

**2.8 MILES**  
TO FEDEX FREIGHT

**4.2 MILES**  
TO I-65

**4.6 MILES**  
TO I-264

**4.9 MILES**  
TO FORD ASSEMBLY PLANT

**6.5 MILES**  
TO UPS WORLDPORT/  
AIRPORT



# CONTACT INFORMATION

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