

FOR SALE
41,456 SF



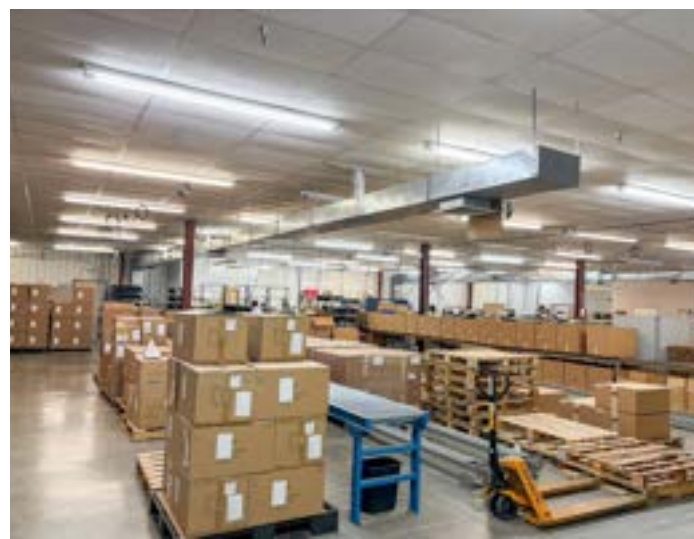
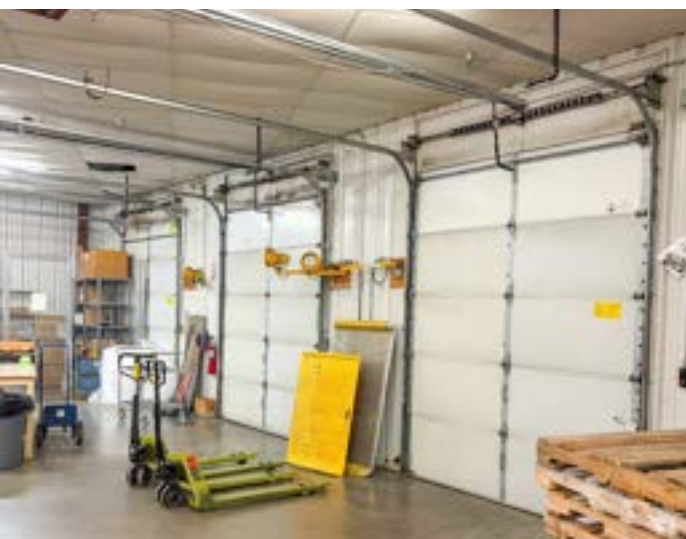
1713 COBALT DRIVE
LOUISVILLE, KY 40299

PROPERTY HIGHLIGHTS

Built in 1975 and located within the Bluegrass Industrial Park, 1713 Cobalt Drive benefits from convenient access to major transportation corridors, including I-64 and I-265, providing efficient connectivity throughout the Louisville metropolitan area and surrounding markets. Its established industrial setting, fully air conditioned building footprint, and strategic location make this property a compelling opportunity for an owner-user or industrial investor.

Building:	41,456 Air Conditioned SF
Site:	2.27 Acres
Office:	5,000 SF
Production Office:	9,300 SF
Production Area:	27,156 SF
Ceiling Height:	12' Acoustic Tile Drop Ceiling 20' estimated minimum above drop ceiling
Lighting:	LED and Fluorescent
Fire Protection Service:	Ordinary Hazard Wet System
Dock-High Doors:	6
Electric:	480 Volt 3-Phase
Parking:	40
Zoning:	PEC









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