

FOR LEASE

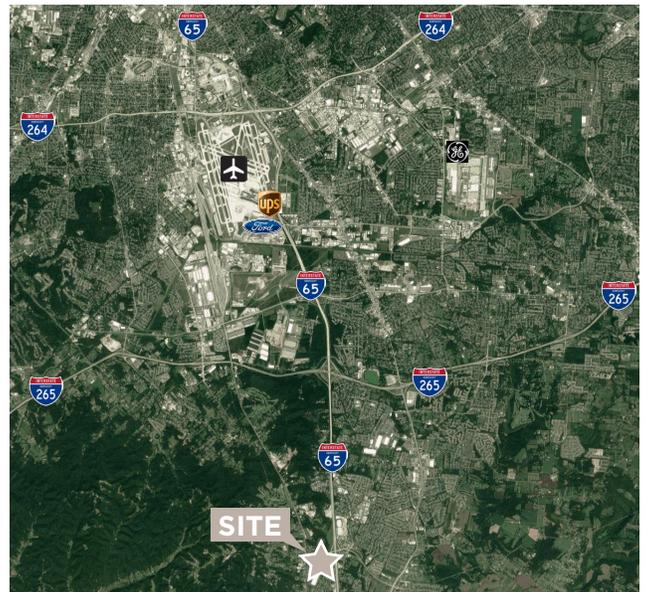
PARK 65 BUSINESS CENTER

100 BROOKS WAY, BROOKS, KY 40109



PROPERTY FEATURES

- 178,272± SF Available
- 13.24± Acres
- 32 Dock Doors
- 1 Drive-In Door
- 32' Clear Height
- K17 ESFR Sprinkler System
- 55 Car & 35 Trailer Parking Spaces
- 8.1 Miles to UPS Worldport
- Immediate Access to I-65 at Exit #121 KY-1526
- Zoned I-L



CO-DEVELOPED BY



JOHNSON DEVELOPMENT ASSOCIATES, INC.
REAL ESTATE DEVELOPERS

HUNTINGTON[®]
INDUSTRIAL PARTNERS

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PROPERTY OVERVIEW

Total Building SF	178,272± SF
Building Dimensions	594' x 300' & 324' x 252'
Acres	13.24±
Dock Doors	32
Drive-In Doors	(1) 14' x 16'
Clear Height	32'
Office Area	Build-To-Suit
Column Spacing	54' x 48'
Loading Bay	54' x 60' Speed Bays
Fire Protection System	K17 ESFR
Truck Court Sizes	185'
Parking	55 Car Parking Spaces; 35 Trailer Parking Spaces
Warehouse Lighting	T-5 To Suit
Exterior Lighting	Wall Packs
Year Built	2018
Structure Exterior	Tilt Wall Concrete
Zoning	I-L
Electric	2,000 Amp, 480 Volt
Floors	7" Conventional Slab with Wire Mesh in Speed Bay; 4,000 PSI; 70.5FF/46.6FL
Roof	TPO Membrane Roof System
Utility Providers	Electric: Salt River Electric (www.srelectric.com) Natural Gas: Louisville Gas & Electric (www.lge-ku.com) Water: Louisville Water Company (www.louisvilleky.gov/LWC) Sewer: Metropolitan Sewer District (www.msdlouky.org)

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SITE PLAN



PROPERTY LOCATION

- 0.5 Miles to I-65
- 4.1 Miles to I-265
- 7.9 Miles to Ford LAP
- 8.1 Miles to UPS Worldport
- 9.7 Miles to I-264
- 10.7 Miles to GE Appliance Park
- 11.0 Miles to Louisville International Airport



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