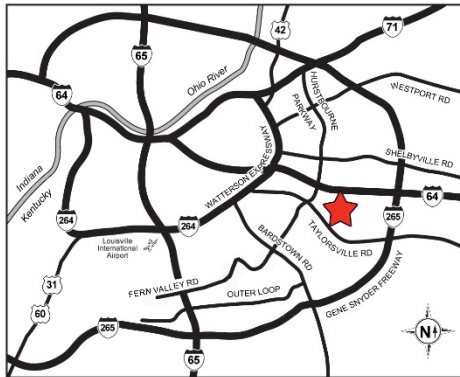


**INDUSTRIAL SPACE  
FOR SALE 29,212 SF**

**PROPERTY FEATURES**

- 29,212± SF total building
  - 26,212 SF main building
  - 3,000 SF garage
- 2,012 SF office space
- 1.8 Acres
- (2) dock doors
- (7) drive-in doors
- Seven (7) cranes
- Zoned PEC
- Easy access to I-64 and I-265



**EAST SUBMARKET  
BLUEGRASS COMMERCE PARK**



| CRANE SPECIFICATIONS |                    | DOCK DOORS                           | DRIVE-IN DOORS                       |
|----------------------|--------------------|--------------------------------------|--------------------------------------|
| 5 Ton                | 16' Hook Height    | (1) 10' x 12' with levelers          | (2) 20' x 14'                        |
| 5 Ton                | 16' Hook Height    | (1) 12' x 12' (In "Garage" Building) | (1) 14' x 14'                        |
| 3 Ton                | 15' 5" Hook Height |                                      | (1) 12' x 12"                        |
| 3 Ton                | 16' Hook Height    |                                      | (1) 14' x 16'                        |
| 3 Ton                | 16' Hook Height    |                                      | (2) 12' x 12' (In "Garage" Building) |
| 2 Ton                | 16' Hook Height    |                                      |                                      |
| 1 ton                | 11' Hook Height    |                                      |                                      |

\*Crane sizes and hook heights are believed to be correct but are not warranted to be correct.

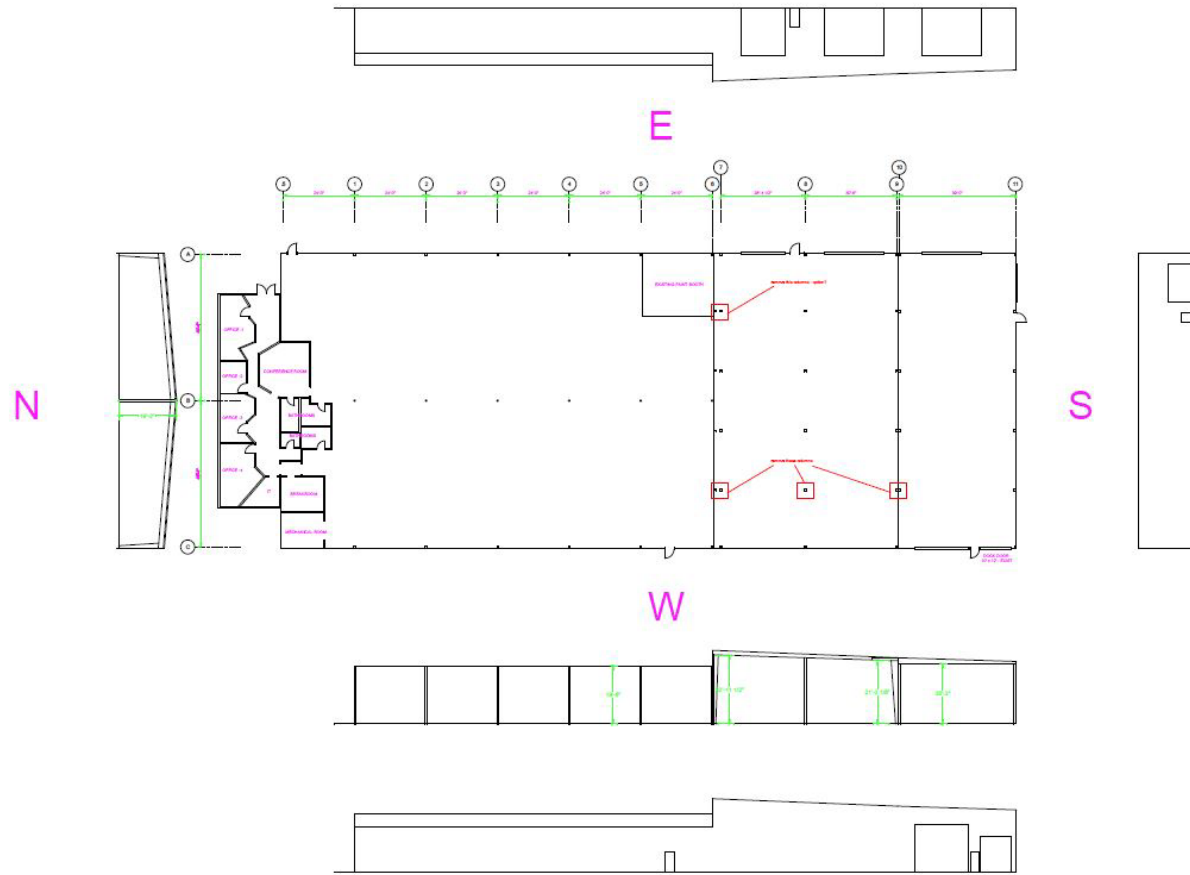
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**FOR SALE**  
**2811 WATTERSON TRAIL**  
Louisville, KY 40299



**CAD Drawing**



**Aerial**

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