



AIR-CONDITIONED WAREHOUSE



**CUSHMAN &
WAKEFIELD**

Commercial Kentucky

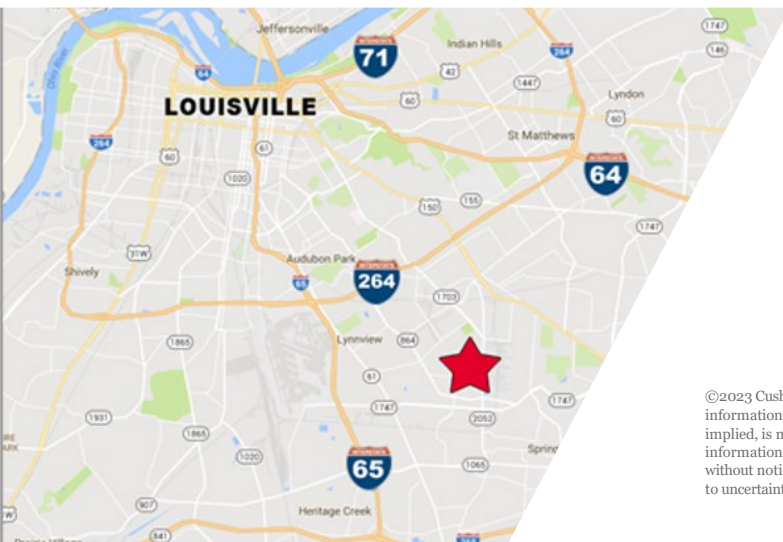
5500 SHEPHERDSVILLE RD

Louisville, KY 40228

**61,777 SF AVAILABLE
FOR LEASE**

PROPERTY HIGHLIGHTS

- Class A warehouse / distribution facility
- 49,695 SF air-conditioned warehouse
- Nicely appointed office finishes
- Fully equipped loading facilities
- Six (6) miles to UPS Worldport
- Space Available 9/1/2024



GREG CHARMOLI

Senior Director

+1 502 589 5150 ext. 238

gcharmoli@commercialkentucky.com

333 E. Main Street, Suite 510 | Louisville, KY 40202

+1 502 589 5150

www.CommercialKentucky.com

©2023 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.

5500 SHEPHERDSVILLE RD

Louisville, KY 40228

61,777 SF FOR LEASE



PROPERTY FEATURES

Available SF	61,777
Office	3,480
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



GREG CHARMOLI

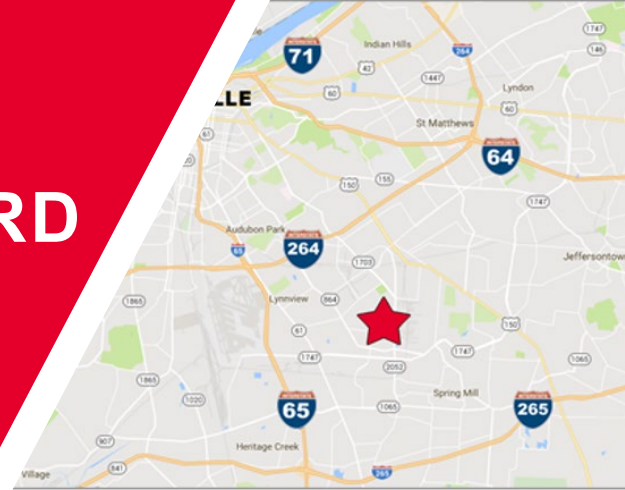
Senior Director
+1 502 589 5150 ext. 238
gcharmoli@commercialkentucky.com

333 E. Main Street, Suite 510
Louisville, KY 40202
phone: +1 502 589 5150
www.CommercialKentucky.com

5500 SHEPHERDSVILLE RD

Louisville, KY 40228

61,777 SF FOR LEASE



FLOOR PLAN



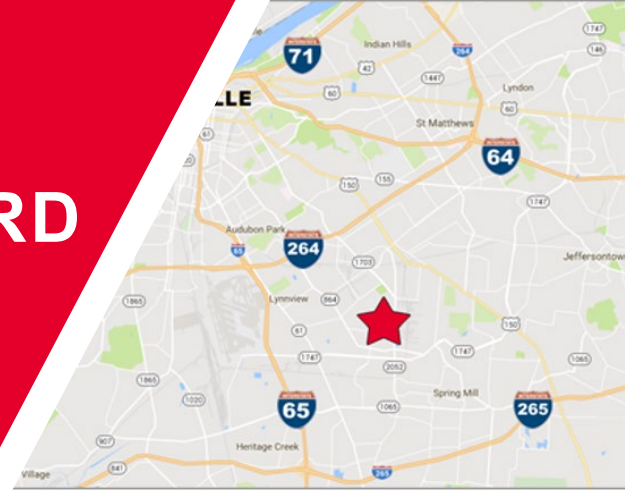
GREG CHARMOLI
Senior Director
+1 502 589 5150 ext. 238
gcharmoli@commercialkentucky.com

333 E. Main Street, Suite 510
Louisville, KY 40202
phone: +1 502 589 5150
www.CommercialKentucky.com

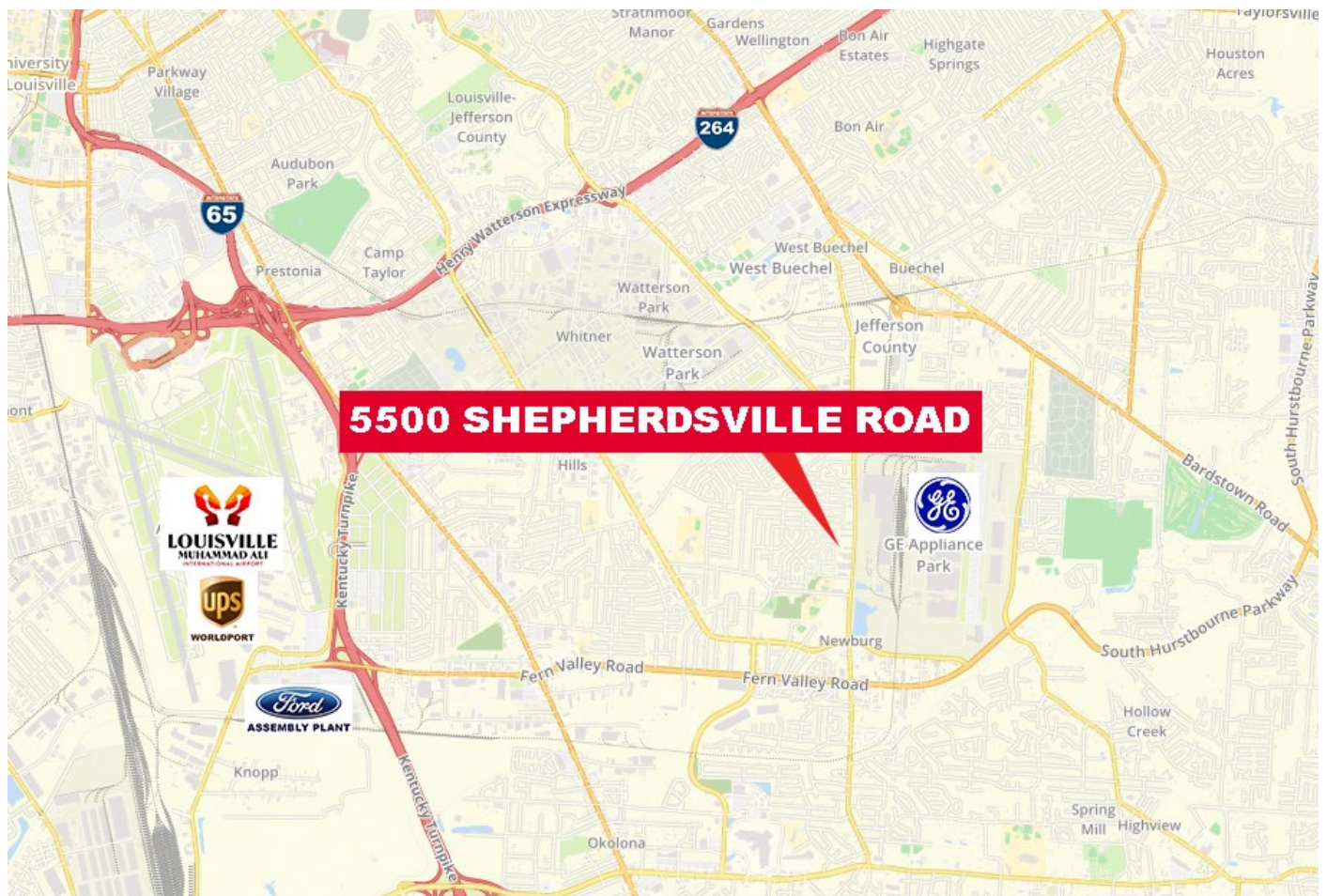
5500 SHEPHERDSVILLE RD

Louisville, KY 40228

61,777 SF FOR LEASE



MAP



GREG CHARMOLI

Senior Director

+1 502 589 5150 ext. 238

gcharmoli@commercialkentucky.com

333 E. Main Street, Suite 510
Louisville, KY 40202
phone: +1 502 589 5150
www.CommercialKentucky.com