

FOR LEASE  
**UP TO 265,000 SF**



990 S. NINTH STREET  
**LOUISVILLE, KENTUCKY**

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*DOWNTOWN SUBMARKET*

# HIGHLIGHTS & DEMOGRAPHICS

This office/distribution/manufacturing space is located in Station Park near the Central Business District. Space can easily be divided to accommodate a variety of uses. Convenient access to I-64 and I-65.

16,108 - 265,000 sf ± available

16,108 sf of corporate office area

Eight (8) dock doors

Seven (7) drive-in doors

191 parking spaces

Compressed air

Wet sprinkler system

Gas heat

2,000-amp, 277/480-volt, 3-phase power

Convenient access to I-64, I-65 and Downtown

## DEMOGRAPHICS



16,303  
**POPULATION**  
*Within 1 Mile*



\$53,102  
**AVG. INCOME**  
*Within 1 Mile*



59,513  
**TOTAL EMPLOYEES**  
*Within 1 Mile*

117,161  
**POPULATION**  
*Within 3 Miles*

\$60,368  
**AVG. INCOME**  
*Within 3 Miles*

118,281  
**TOTAL EMPLOYEES**  
*Within 3 Miles*

## TRAFFIC COUNTS



**S NINTH ST:**  
19,743 ADT



**S KENTUCKY ST:**  
2,452 ADT



### SECTION 1

- Approximately 16,108-sf office area on two (2) floors
- +/- 8,054 sf on each floor
- Twenty five (25) private offices/conference rooms on first floor
- Eleven (11) private offices/conference rooms on second floor
- One (1) coffee bar on each floor
- Two (2) bathrooms on each floor

### SECTION 2

- Approximately 72,000 square feet
- +/- 3,071 sf of office area
- +/- 6,400 sf of shop/maintenance area
- Two (2) 8' x 8' drive-in doors
- Bus duct (400-amp)
- Plant bathrooms
- Ceiling heights - 14' - 16'

### SECTION 3

- Approximately 49,940 square feet
- +/- 1,072 sf of office area
- Six (6) 8' x 10' dock doors with levelers
- One (1) 8' x 10' drive-in door
- Ceiling heights - 12' x 20'

### SECTION 4

- Approximately 63,900 square feet
- +/- 1,131 sf of office and restroom area
- Interior dock and one (1) drive-in door
- Bus duct
- Ceiling heights - 16' - 20'

### SECTION 5

- Approximately 62,000 square feet
- Two (2) plant bathrooms
- One (1) interior dock with leveler (73' deep)
- Two (2) 16' x 22' drive-in doors
- One (1) 8' x 10' dock door
- Three (3) 5' x 10' docks at 18" height
- Ceiling heights - 13' - 16'

# SPACE DETAILS

# CONTACT INFORMATION

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