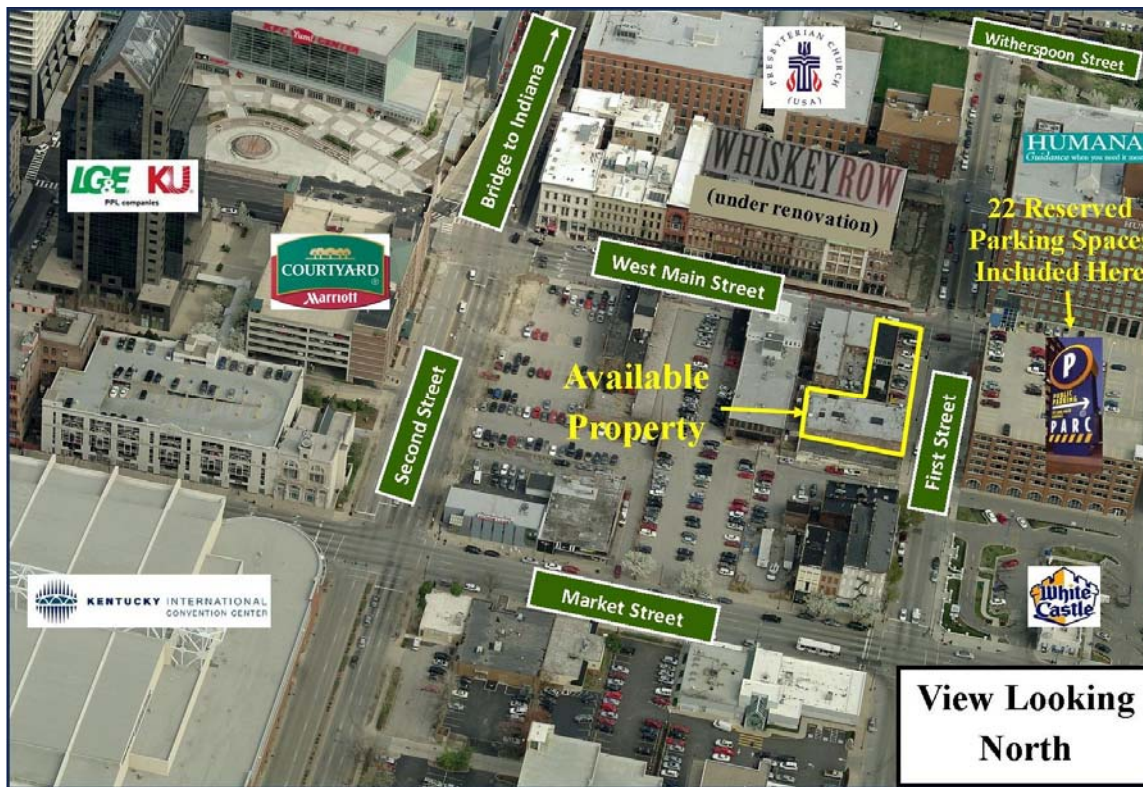


# Stephen C. Gault Co.

## AVAILABLE PROPERTIES FEBRUARY 2012

WWW.SCGAULT.COM

LOUISVILLE, KENTUCKY



### FORMER MARINE ELECTRIC PROPERTY DOWNTOWN LOUISVILLE

- 16,800 SF in 3 buildings
- Includes 22 reserved spaces in PARC garage
- 1 block from new KFC YUM! Center
- C-3 zoning

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*This information was obtained from sources deemed reliable, but its accuracy is not guaranteed*



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### ABOUT STEPHEN C. GAULT CO.

Founded in 1991, Stephen C. Gault Co. is a full-service real estate brokerage company specializing primarily in the sale and leasing of industrial real estate. Through Gault-Marsh Development, we serve clients in build-to-suits, project management and land development.



**3881 BUSINESS PARK DRIVE FOR LEASE**  
**22,800 SF in Watterson Business Park**

- 8,970 SF of 2-story office
- Abundant parking on 3.2 acres
- Excellent R & D facility
- Sprinkler system

**Dalton Dreisbach, SIOR, CCIM dalton@scgault.com**



**4649 POPLAR LEVEL ROAD SITE FOR SALE**  
**3.87 Acres, Zoned M-1**

- 375' Frontage on Poplar Level Road
- 1.4 Miles form Poplar Level Road/I-264 Interchange
- Daily traffic count of 40,000+
- Level building site

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**Steve Gault, SIOR scg@scgault.com**



**720 LOCUST LANE FOR LEASE**  
**317,600 SF (3 BUILDINGS) ON 13 ACRES**

- Central location near Louisville International Airport
- Pre-stressed concrete panel construction
- 8 drive-in doors
- 2,000 amps @ 277/480 volts
- Clear heights of 17'5" to 25'9"

**Larry Williams lwilliams@scgault.com**

**NEW LISTING**



**1611 FABRICON DRIVE FOR SALE**  
**JEFFERSONVILLE, IN**  
**6,000 SF on 1 Acre**

- 17' clear height
- 14' x 14' drive-in door
- 500 SF office
- 60' x 100' building
- Located in Jeffersonville Industrial Park
- Corner of Fabricon and Hamburg Pike

**Larry Williams lwilliams@scgault.com**



**1800 PLANTSIDE DRIVE FOR SALE**  
**26,500 SF on 1.71 Acres**

- 19,800 SF office/9,200 SF warehouse on 1st floor, 6,850 SF office on 2nd floor
- Brick and fluted block construction
- 17' - 19' clear heights in warehouse
- Paved parking, drive-in and dock height loading

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**SOLD!**



**265 ARNOLD DRIVE FOR SALE**  
**11,970 SF (Plus 4,100 SF Concrete Mezzanine)**

- 2,600 SF of quality office with built in marble top desks
- Quick access to I-65 via John Harper Parkway
- 114' x 105' deep clear span
- 240 volt, 400 amp, 3 phase electrical
- 20' eave height
- 1 acre concrete paved lot
- 4 14'x14' drive-in doors

Larry Williams

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**UNDER CONTRACT**



**10700 PLANTSIDE DRIVE FOR SALE OR LEASE**

- 1,360 SF of office space
- (14' x 14') drive-in doors
- Three (3) drive-through bays with floor drains
- Covered fueling area
- 8,000 Gal. UST: 4,000 gal. diesel and 4,000 gal. gasoline

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**9948 BUNSEN WAY FOR SALE OR LEASE**  
**Former Sears Service Center**

- 22,000 SF (includes 6,650 SF office area)
- 18.5' eave height
- Fully sprinklered
- 130 car parking
- 2.4 acres
- 75% air-conditioned
- Built in 1988 and 1996

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**2501 AMPERE DRIVE FOR SALE**  
**109,600 SF**

- 6,210 SF front office (2 story; 3,105 SF per floor)
- 120+ automobile parking
- 18' - 23' clear height
- 7 dock height doors w/ levelers and shelters; one (1) 14' x 12' drive-in door

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**849 SOUTH THIRD STREET FOR SALE OR LEASE  
15,240 SF**

- 30+ Car parking
- Brick, block and pre-stressed concrete construction
- Completely air-conditioned
- Drive-in doors

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**3101 POND STATION ROAD FOR SALE  
42 Acres Zoned M-3 and M-2 (Industrial)**

- 550,000 SF cross-docked spec building contemplated for the site
- Adjacent 21 acre residential trace with I-265 frontage is also available
- Located off of Stonestreet Road near I-265

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**300 BAXTER AVENUE FOR SALE OR LEASE  
.983 Acres Located Across from Home of the Innocents**

- Zoned EZ-1
- Completely fenced
- Gravel surface
- Ideal for vehicle and equipment storage

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Larry Williams

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**2030 FRANKFORT AVENUE FOR SALE  
FORMER READY ELECTRIC LOCATION**

- 1.6 acres
- Existing 10,000 office building available for least at \$8.00/SF/YR, net
- Located in high growth Frankfort Avenue corridor
- C-2 commercial zoning

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### 300 HIGHWAY 44, Shepherdsville, KY FOR SALE

- 2,000 Amp, 177/480 volt electric service
- Crane served: 2-10 ton; 1-5 ton; 1-3 ton
- Pre-engineered steel, concrete block and brick
- Dock & drive-in loading

Steve Gault, SIOR

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### 500 BERGMAN STREET FOR SALE 77,840 SF in 4 Buildings on 5.85 Fenced Acres

- Access from Bergman & Jackson Streets
- Main building is crane served
- Zoned EZ-1
- Sale price: \$1,275,000

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### 1987 SOUTH PARK ROAD FOR LEASE

- 25,900 SF
- 3,500 SF +/- office
- C-3 zoning
- \$3.25/SF/YR—modified gross lease rate
- 400 Amp, 3 phase 480/277v

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### 1747 MELLWOOD AVENUE FOR SALE 70,688 SF In Two Buildings

- 2.79 Acres, zoned M-2
- Former Stiglitz Corporation
- 8,000 SF in lower level, 1,800 SF in front office
- Dock and drive-in loading

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### Watterson Business Park

A Gault-Marsh Project



**Location:** Poplar Level Road  
at Produce Road

Build-to-Suit opportunities from  
30,000 SF—100,000 SF

**Contact:**

Charlie Marsh - [cmarsh@scgault.com](mailto:cmarsh@scgault.com)

### Southpoint BUSINESS CENTER

A Gault-Marsh Project



**Location:** I-265 @ Preston Highway

**FOR LEASE**

Build-to-suit opportunities from 25,000 SF to  
100,000 SF. Join LabCorp and Humana at  
this convenient location. Traffic signal at  
Interchange Drive at Preston Highway.

**Contact:**

Charlie Marsh - [cmarsh@scgault.com](mailto:cmarsh@scgault.com)

### EASTPOINT BUSINESS CENTER

A Gault-Marsh Project



**Location:** I-265 @ LaGrange Road/Old  
Henry Road

**BUILD-TO-SUIT OPPORTUNITIES**

Retail, Office, and Light Industrial Sites.

**Contact:**

Fortis Group Properties  
John Falvey - 371-1122