

Stephen C. Gault Co.

Industrial Real Estate

FOR SALE

**63,000 SF MANUFACTURING
AND DISTRIBUTION FACILITY**
(includes 4,750 SF of second floor office and lab space)

**4820 ALLMOND AVENUE
LOUISVILLE, KENTUCKY**

**READY FOR
NEW OCCUPANT!**



6 DOCK DOORS



OFFICE BREAK AREA



MODERN LAB SPACE

- Recently Updated Front Offices
- 1600 Amp Main Electrical Service
- 3.1 AC Site – Zoned EZ-1
- 20'- 21' Clear Heights
- Pre – Cast Concrete Panel Construction
- 42' X 56' Column Spacing
- New Thermoplastic Roof by Centimark (2015)
With Transferrable Warranty

- LED Warehouse Lighting
- 6" Concrete Floor
- Building Plans and ALTA Survey Available
- Ample Front and Rear Paved Parking
- Automatic Sprinkler in Warehouse (Dry System)
- Quick Access to Muhammad Ali International Airport,
UPS, Ford Louisville Assembly Plant, I-264 and I-65

FOR MORE INFORMATION CONTACT:

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LOCKER ROOM



WAREHOUSE BREAK AREA



FRONT LOBBY AREA



7,500 SF FREEZER



HEAVY ELECTRICAL



WAREHOUSE SPACE

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