

Confidential Industrial Investment Opportunity

10610 Bluegrass Parkway - 36,000 SF on 5 Acres

Leased to SimplexGrinnell, LP (Johnson Controls)



10610 Bluegrass Parkway

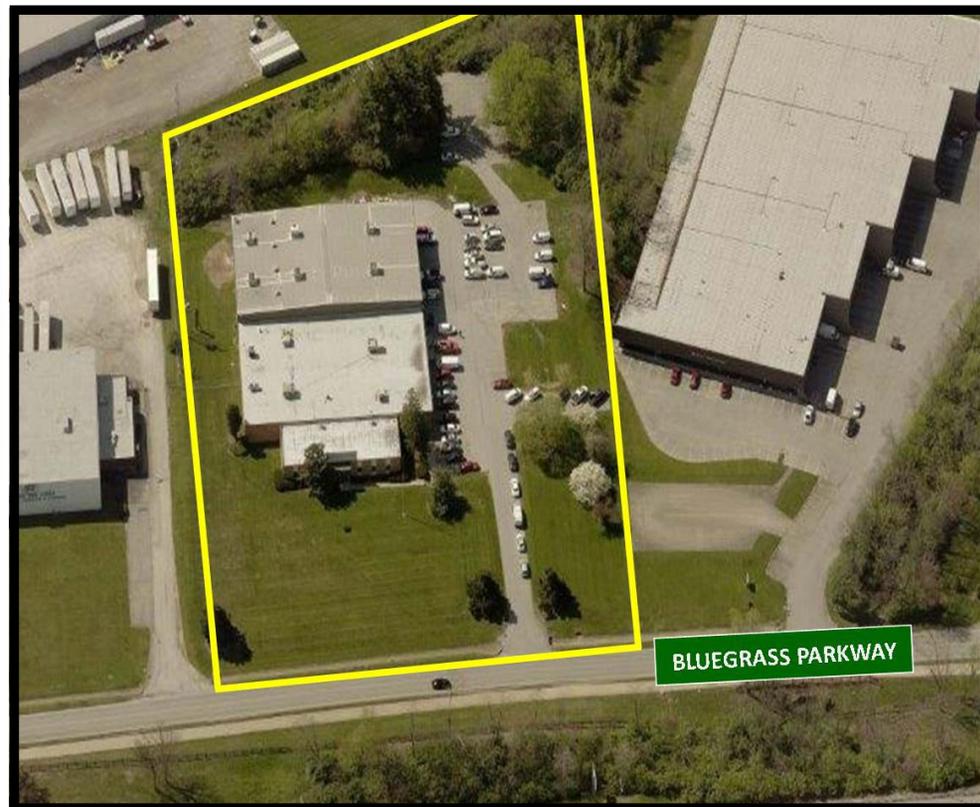
Louisville, KY

OFFERED FOR SALE BY:

Stephen C. Gault Co.
Business Properties

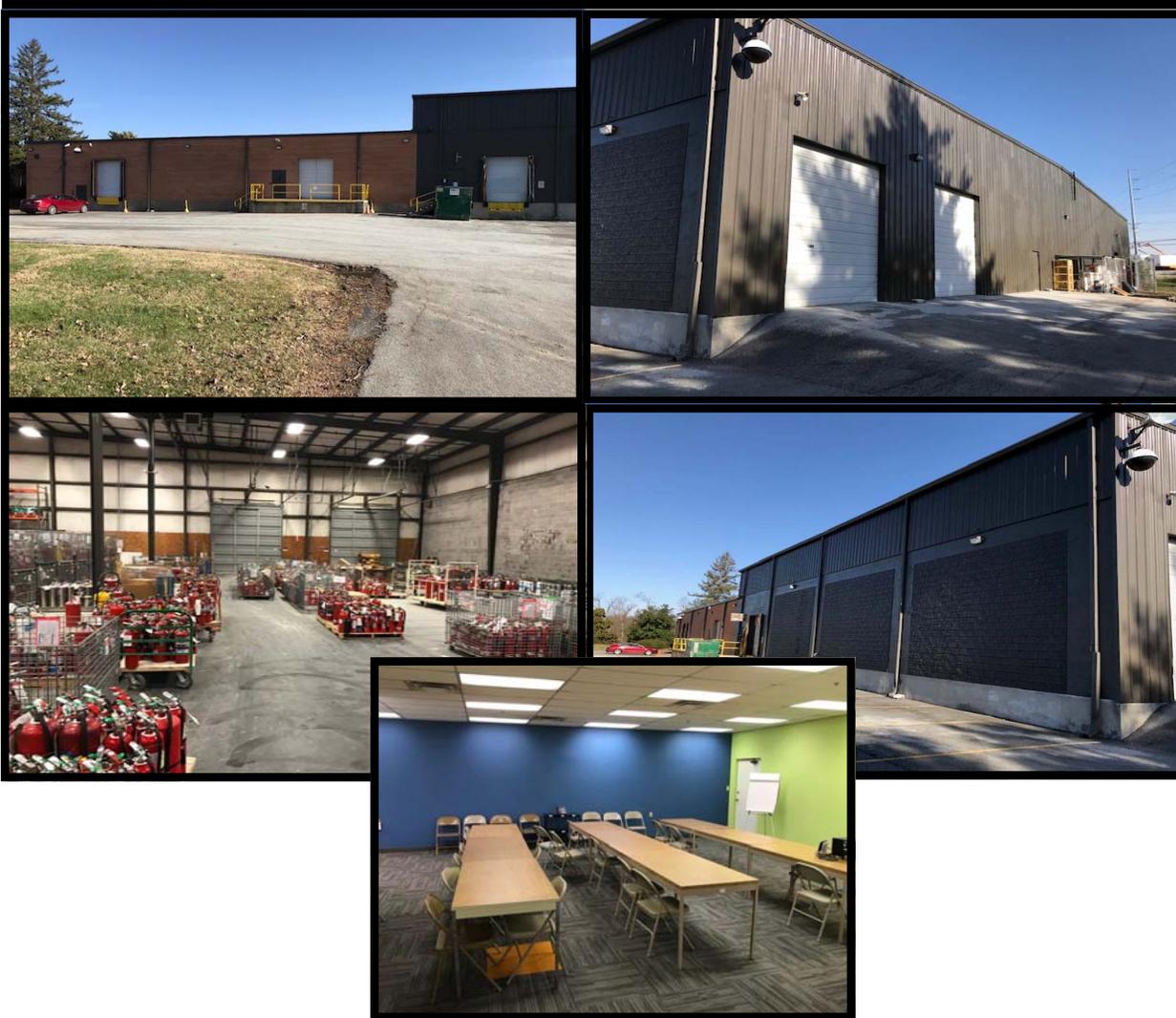
Stephen C. Gault, SIOR
(502) 451-1122

Located in Bluegrass
Commerce Park with
Outstanding Exposure
to I-64



FOR SALE

10610 Bluegrass Parkway Industrial Investment Opportunity



Property Information

- Brick over block 20,000 SF original building (1967) with a 16,000 SF pre-engineered steel and concrete block warehouse addition (1985)
- 14' - 15' clear heights in original front building
- 24' clear height at center under rigid frame in warehouse addition
- Completely sprinklered
- 3 docks
- 2-12' X 14' automatic drive-in doors
- Heavy electrical service
- Building painted in 2018
- Recently completed environmental assessment
- Lease details available upon request

For additional information contact:

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