

Stephen C. Gault Co.

Industrial Properties

36,000 SF on 1.73 AC

**LIGHT MANUFACTURING/WAREHOUSE
FACILITY**

BLUEGRASS COMMERCE PARK

FOR SALE



**11100 DECIMAL DRIVE
JEFFERSONTOWN (LOUISVILLE), KENTUCKY**

- Built in phases: 1983 and late 1990's
- Dock height and drive-in loading
- Well-distributed electrical service with 600 amp, 480 volt, 3-phase main service
- Well maintained pre-engineered steel and concrete block construction

- Two 3-ton cranes and three 5-ton cranes
- Outside fenced storage area
- 35 car paved parking
- Clean and ready for new occupant
- 80' x 25' column spacing
- 6" concrete floor in manufacturing & staging area
- 24' eave height

For More Information Contact:

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Grace E. Gill, CPM®
(502) 451-1122
www.scgault.com

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



FRONT AREA (8,000 SF TOTAL)

First Floor (4,000 SF)

- 8 private offices
- Large conference room with furniture
- 1 ladies' restroom with 2 stalls
- 2 men's restrooms with 2 stalls and 2 urinals
- 1 men's locker room
- Kitchen

Upstairs (4,000 SF/office/concrete mezzanine)

- 1 office
- 2 restrooms
- Storage area
- Water sink and drain



MANUFACTURING and STAGING AREA (11,000 SF)

- 3 & 5-ton cranes
- 1 dock with leveler
- Electrical room
- Storage closet
- Aluminum compressor
- 6" concrete floor
- 2 offices (climate controlled)

MACHINE SHOP AREA (5,000 SF)

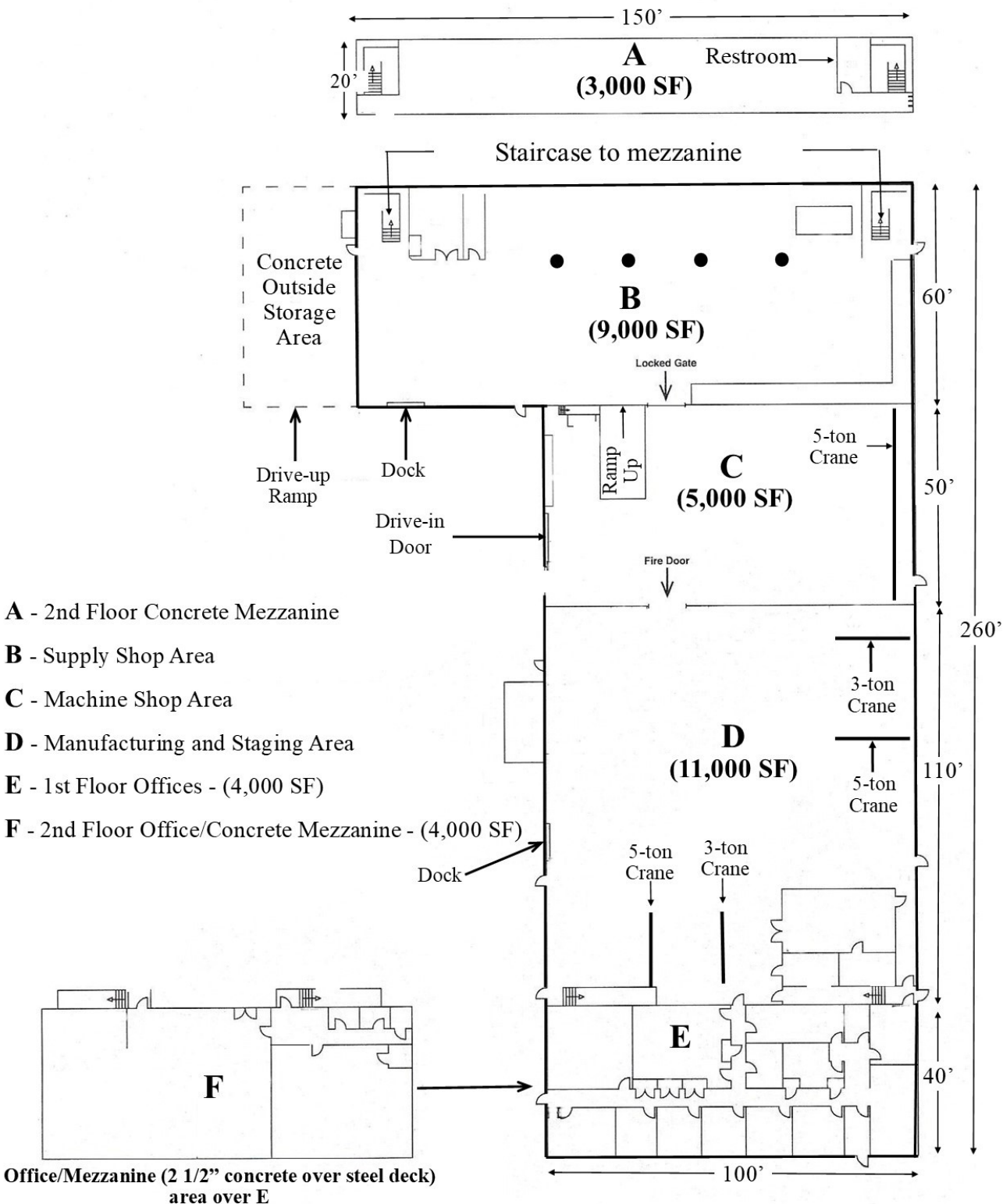
- 5-ton crane
- 1 drive-in door
- 1 office (climate controlled)



SUPPLY SHOP AREA (12,000 SF - includes 3,000 SF concrete mezzanine)

- 150' X 60' first floor area
- 1 office (climate controlled)
- 1 restroom on mezzanine
- 1 dock with leveler
- Outside storage area (fenced)

FLOOR PLAN



- A** - 2nd Floor Concrete Mezzanine
- B** - Supply Shop Area
- C** - Machine Shop Area
- D** - Manufacturing and Staging Area
- E** - 1st Floor Offices - (4,000 SF)
- F** - 2nd Floor Office/Concrete Mezzanine - (4,000 SF)

Office/Mezzanine (2 1/2" concrete over steel deck) area over E

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