



FOR LEASE | **98,659 SF**
4250 BELLS LANE | **LOUISVILLE, KY**

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PROPERTY HIGHLIGHTS



**CLOSE PROXIMITY
TO I-64, I-65, I-264,
& I-71**



**9 MILES TO LOUISVILLE
INTERNATIONAL
AIRPORT**



NORFOLK SOUTHERN



**TRAILER PARKING
AVAILABLE**



**WHITEBOX
RENOVATIONS
(2025)**



PROPERTY DETAILS

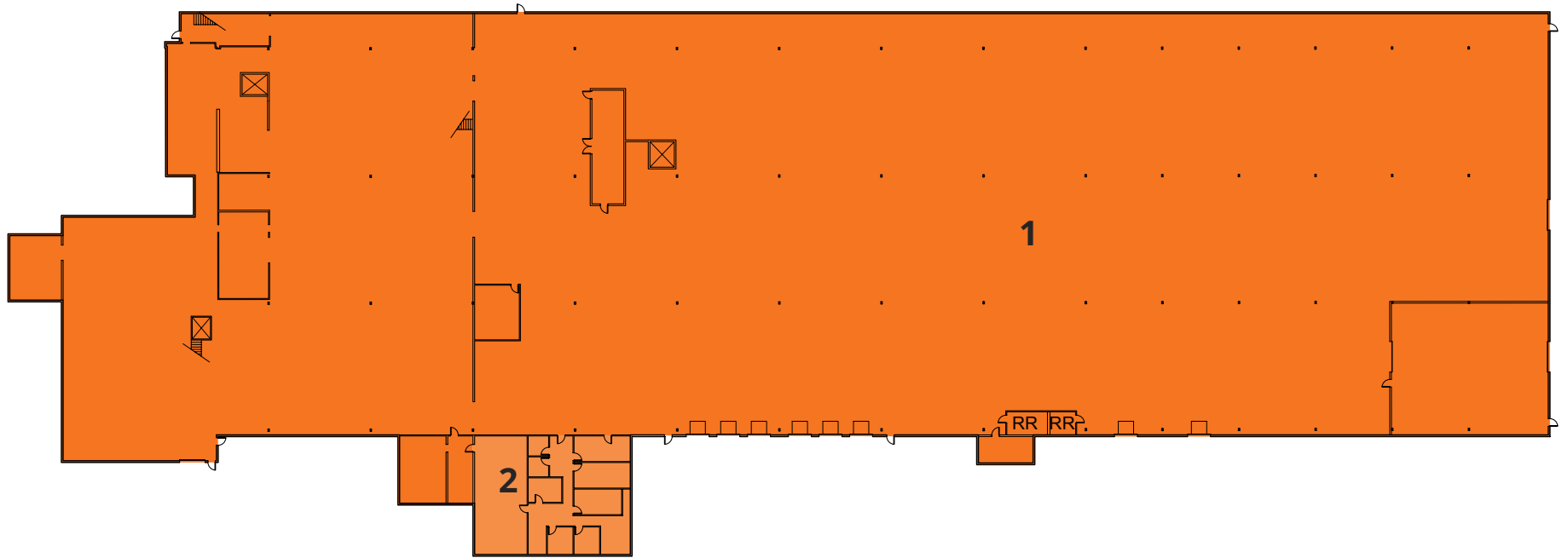
4250 BELLS LANE | LOUISVILLE, KY

AVAILABLE SPACE	98,659 SF
WAREHOUSE SPACE	95,724 SF
OFFICE SPACE	2,935 SF
MINIMUM DIVISIBLE	50,000 SF
CLEAR HEIGHT	13'
COLUMN SPACING	40' x 50'
DOCK DOORS	8
DRIVE-IN DOORS	3
YEAR BUILT	1950
YEAR RENOVATED	2025
LAND AREA	8.79 Acres
ZONING	M-3: Industrial District
PARCEL ID	100301650000
RAIL ACCESS	Norfolk Southern
OPEX ESTIMATE	\$0.58/SF

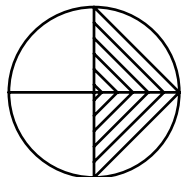


FLOOR PLAN

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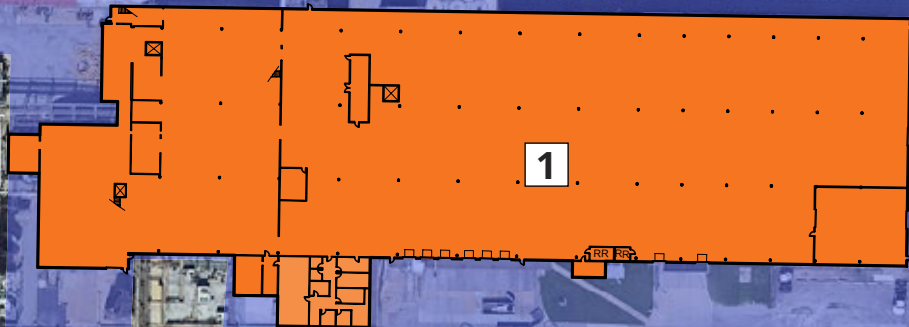


NUMBER	SPACE DESIGNATION	AREA
1	WAREHOUSE	95,724 SF
2	OFFICES	2,935 SF
TOTAL		98,659 SF



SITE PLAN

4250 BELLS LANE | LOUISVILLE, KY



NUMBER	SPACE DESIGNATION	AREA
1	BUILDING	98,659 SF
2	LOT	8.79 ACRES



LOCATION MAP

4250 BELLS LANE | LOUISVILLE, KY

LEXINGTON, KY	85 MILES
CINCINNATI, OH	106 MILES
INDIANAPOLIS, IN	120 MILES
EVANSVILLE, IN	123 MILES
NASHVILLE, TN	179 MILES

