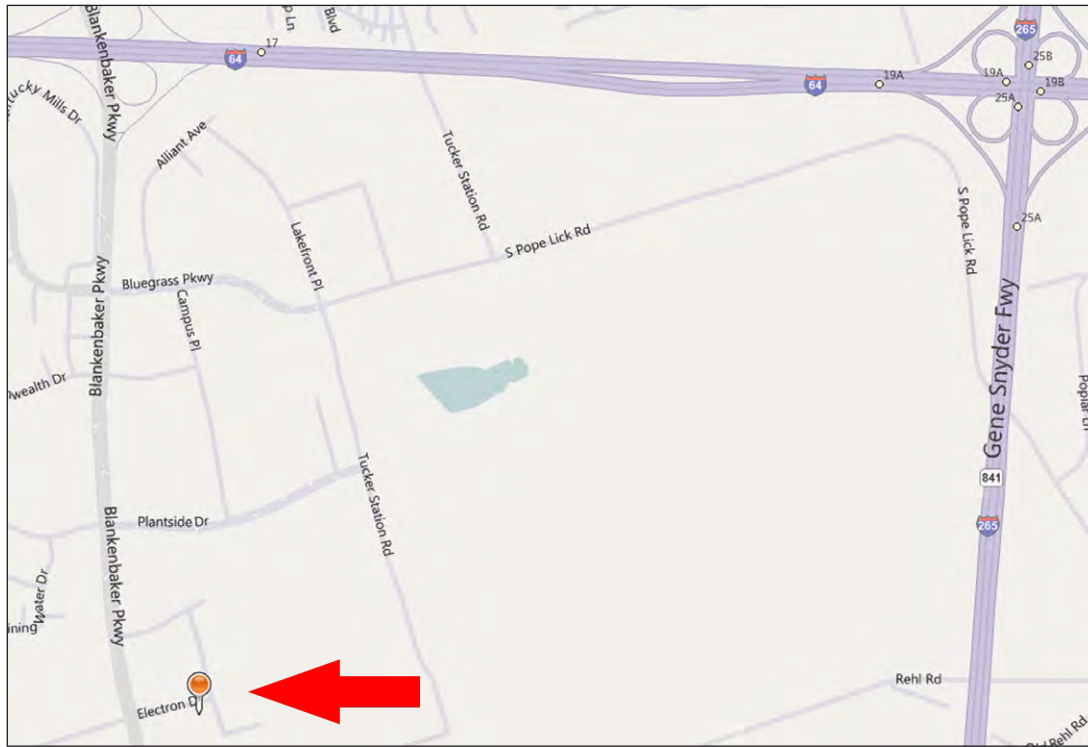


DISTRIBUTION FACILITY FOR SALE - 19,600 SF



WAREHOUSE / DISTRIBUTION
2700 CONSTANT COMMENT PLACE • LOUISVILLE, KY 40299

Location <ul style="list-style-type: none"> • Zoned PEC • Easy access from Blankenbaker Parkway and I-64 • Not subject to Jeffersontown occupational taxes • All underground utilities served by up to three electrical substations making power outages very rare 	Facility <ul style="list-style-type: none"> • Pressurized clean room meets all current specifications • IT room locked access and on separate HVAC system • Large reception area • Entire facility climate controlled • Irrigation system in place
Security <ul style="list-style-type: none"> • Back-up electrical generator • Entire building covered inside and out with CCTV security cameras • Exterior doors configured with proximity readers • Alarm alerts to power outages in server room • Wired & monitored smoke detectors 	Warehouse <ul style="list-style-type: none"> • Warehouse climate controlled • First floor addition (warehouse) has 13'6" finished ceilings • Elevator capacity 2500 lbs • Temperature control curtain at automatic bay door • Drive-in bay door • Easy access for tractor/trailers



WAREHOUSE / DISTRIBUTION
 2700 CONSTANT COMMENT PLACE • LOUISVILLE, KY 40299

www.horizoninv.com

DISCLAIMER: We obtained the information contained herein from sources we believe to be reliable, but have not verified its accuracy. Accordingly, no warranty or representation, express or implied, is made as to the accuracy of such information, and it is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by the owners. As always, you are encouraged to conduct your own investigation in conjunction with your tax, legal and other advisors.