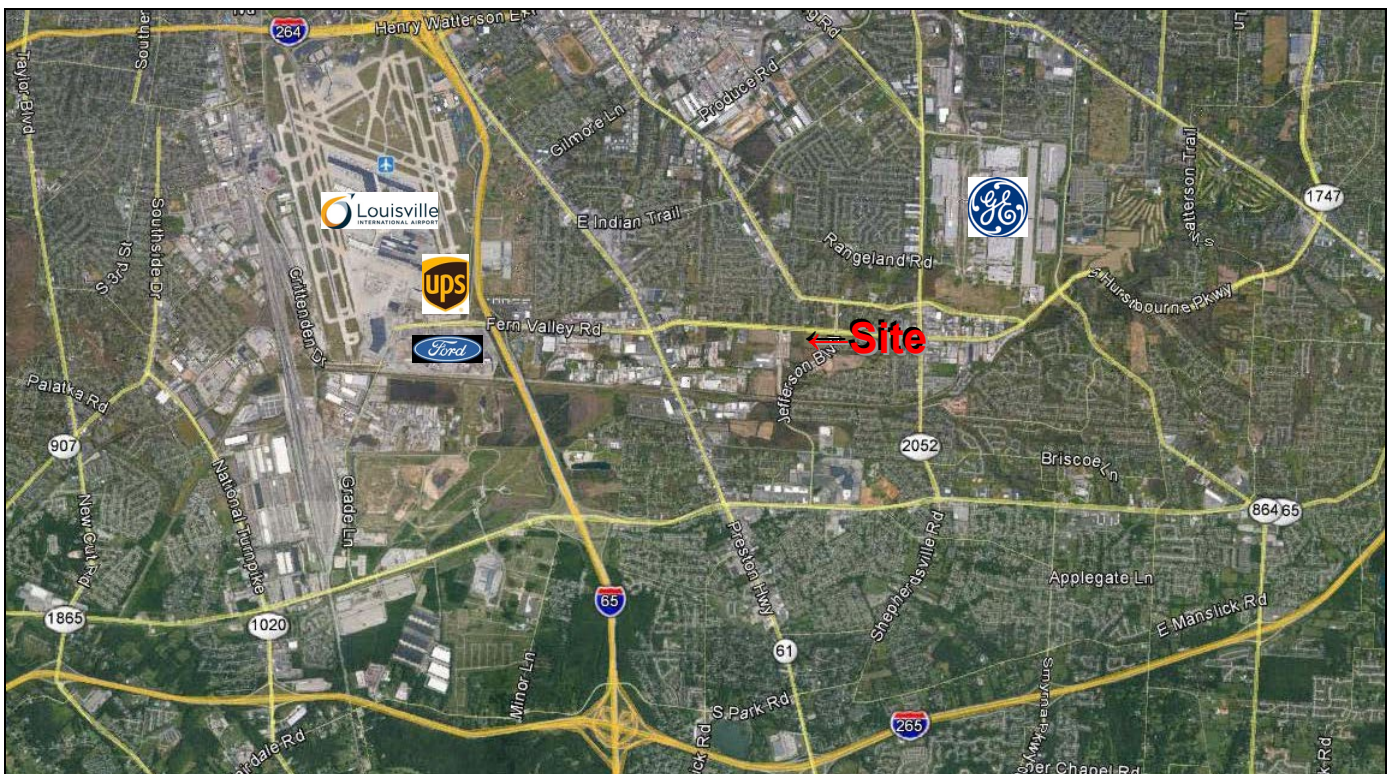


# Skyway350

**AVAILABLE NOW**

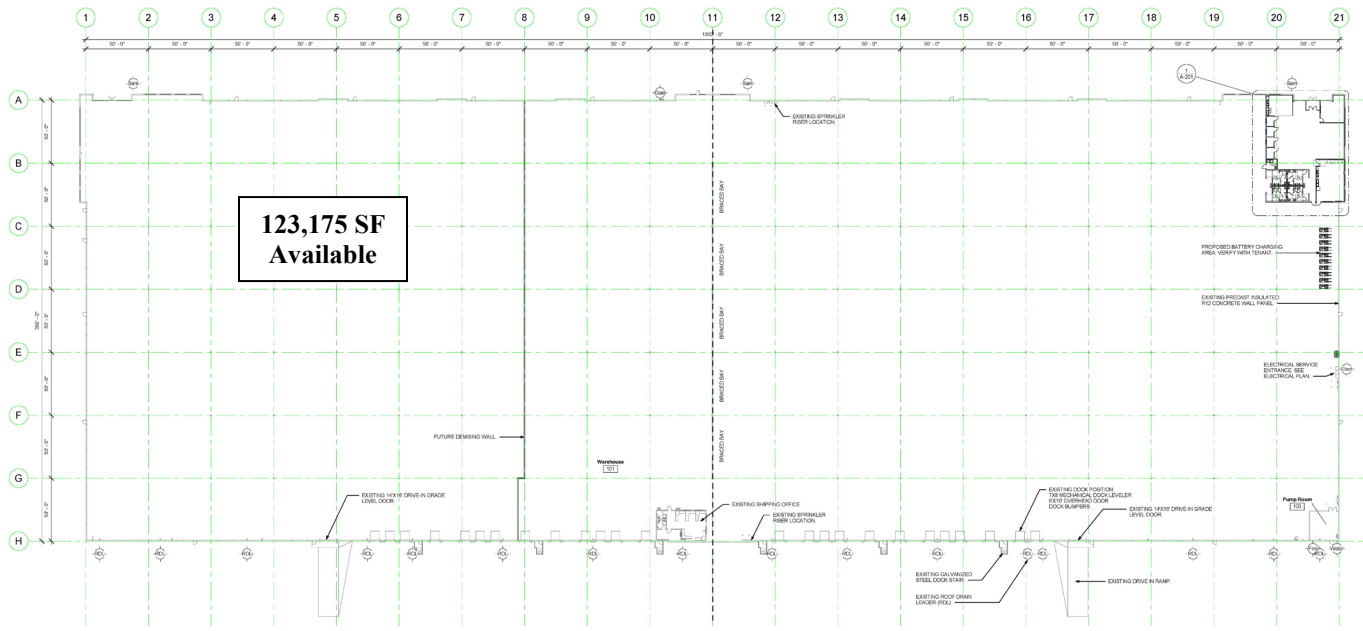


**4500 Fern Valley Road • Louisville, KY 40219**



**THE SCHROERING COMPANY**

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### PROPERTY FEATURES

- |                          |                                         |
|--------------------------|-----------------------------------------|
| • Total Building Size    | 352,289 SF (Divisible)                  |
| • Land Area              | 20 acres                                |
| • Great Location         | 2.0 miles to I-65                       |
|                          | 2.2 miles to UPS Worldport Hub          |
|                          | 2.1 miles to Ford LAP                   |
| • Building Type          | Rear loaded bulk distribution           |
| • Type Construction      | Insulated precast concrete panel walls  |
| • Exterior Lighting      | LED                                     |
| • Bay Size               | 50' x 50' interior bays                 |
| • Clear Height           | 32' at lowest point                     |
| • Floor Thickness        | 6" concrete                             |
| • Fire Protection System | ESFR sprinkler                          |
| • Roof Type              | TPO with 15 year warranty, 45 mil       |
| • Building Lighting      | LED warehouse lighting (30 F.C.)        |
| • Building Heat          | 60 degrees at 0 degrees (2 air changes) |
| • Electric               | 3,000 Amps, 277/480 Volts, 3-Phase      |
| • Parking                | 280 vehicle and 34 truck                |
| • Zoning                 | EZ-1, Enterprise Zone                   |
| • Truck Court            | 175' deep                               |
| • Drive-In Doors         | Two (14' x 16')                         |
| • Docks (35,000 lbs)     | 25 (9' x 10')                           |