

FOR LEASE | 98,659 SF

4250 BELLS LANE | LOUISVILLE, KY

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PROPERTY HIGHLIGHTS

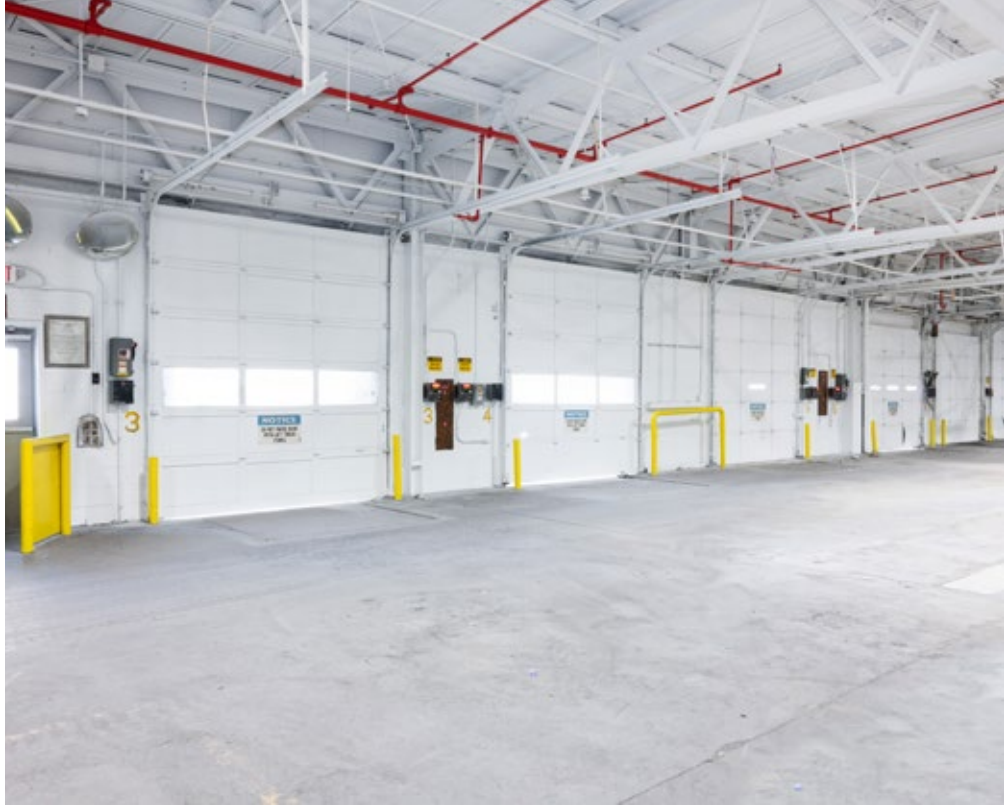
- CLOSE PROXIMITY TO I-64, I-65, I-264, & I-71
- 9 MILES TO LOUISVILLE INTERNATIONAL AIRPORT
- NORFOLK SOUTHERN
- TRAILER PARKING AVAILABLE
- WHITEBOX RENOVATIONS (2025)
- LOCATED IN FEDERAL OPPORTUNITY ZONE



PROPERTY DETAILS

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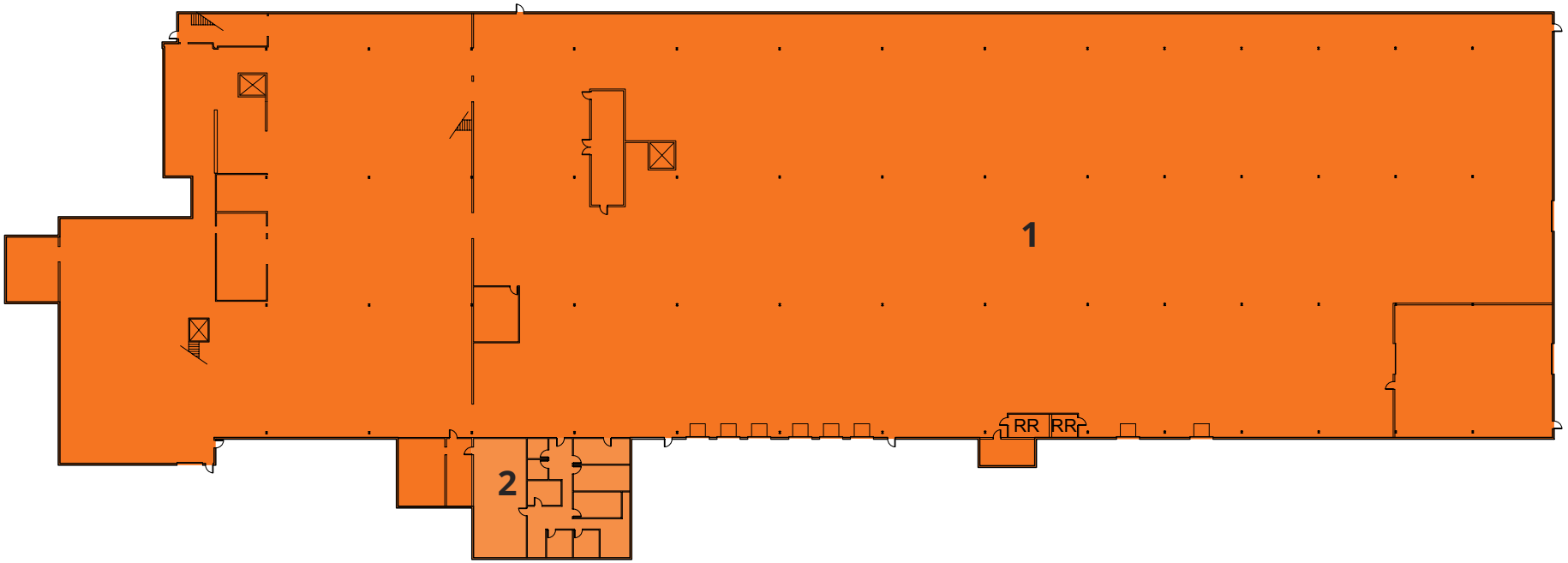
AVAILABLE SPACE	98,659 SF
WAREHOUSE SPACE	95,724 SF
OFFICE SPACE	2,935 SF
MINIMUM DIVISIBLE	50,000 SF
CLEAR HEIGHT	13’
COLUMN SPACING	40’ x 50’
DOCK DOORS	8
DRIVE-IN DOORS	3
YEAR BUILT	1950
YEAR RENOVATED	2025
FIRE SUPPRESSION	Wet
LAND AREA	8.79 Acres
ZONING	M-3: Industrial District
PARCEL ID	100301650000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





FLOOR PLAN

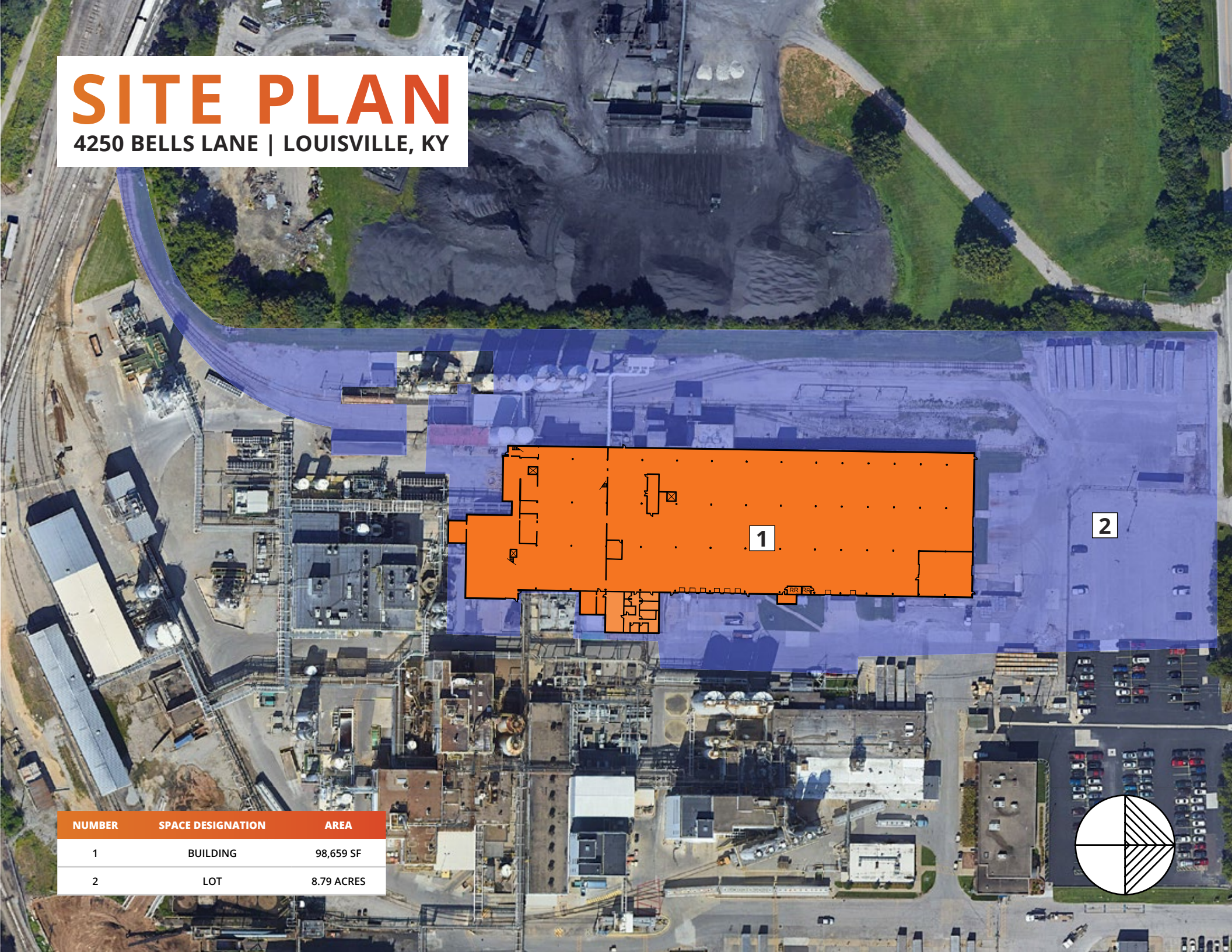
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NUMBER	SPACE DESIGNATION	AREA
1	WAREHOUSE	95,724 SF
2	OFFICES	2,935 SF
TOTAL		**98,659 SF**

SITE PLAN

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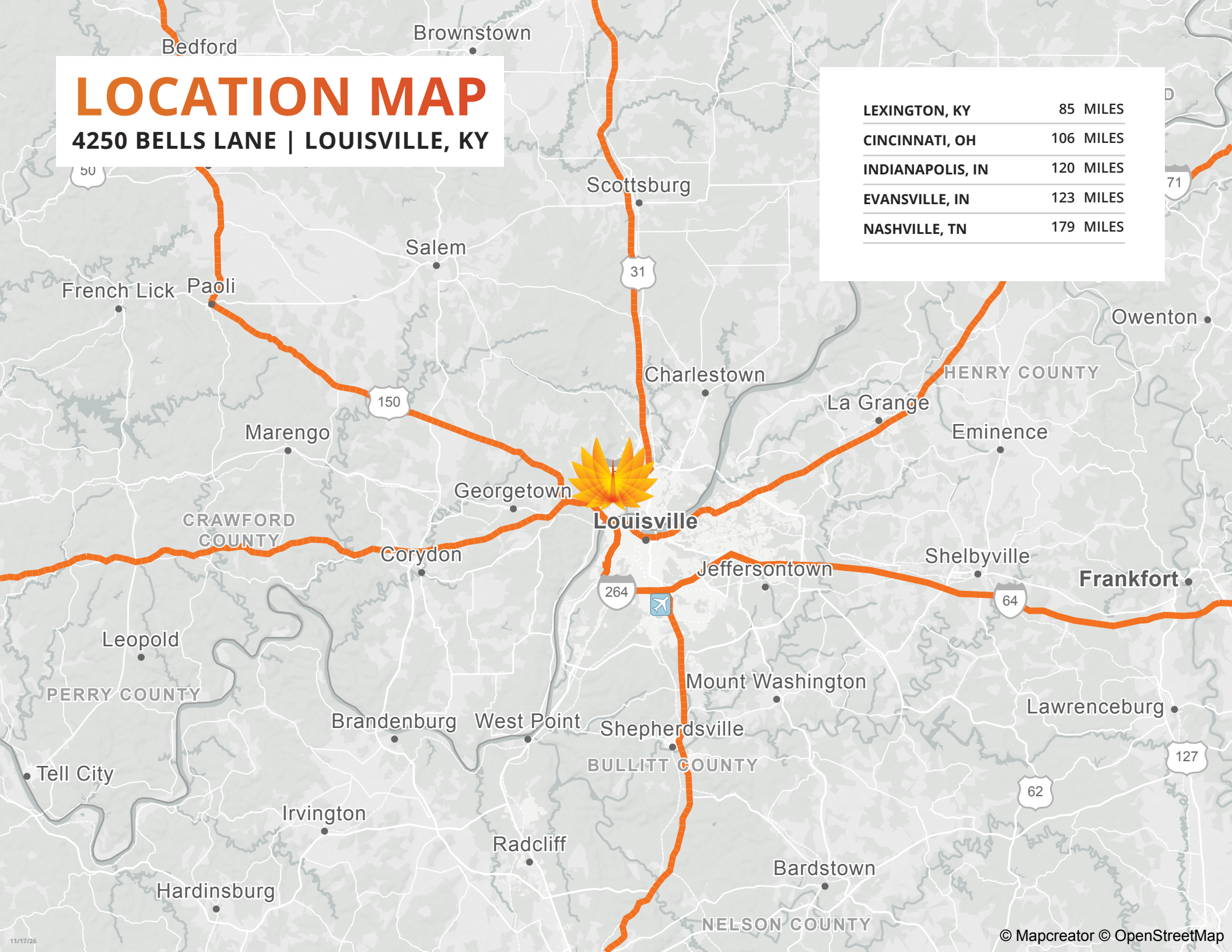


NUMBER	SPACE DESIGNATION	AREA
1	BUILDING	98,659 SF
2	LOT	8.79 ACRES

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



11/17/26

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