



For Lease

13,759 s.f. manufacturing/distribution building

- 13,663 s.f. warehouse; 96 s.f. office
- Fenced parking lot
- 200 Amp, 277/480 volt, 3 phase
- 1" Water line; 4" fire line
- 1" Medium pressure gas line
- 6" Sewer line
- 71 Parking spaces
- Metal halide lighting
- Three docks and three levelers
- 20' Clear height
- Wet sprinkler system
- M-3 Zoning
- One 12' x 15' drive-in door

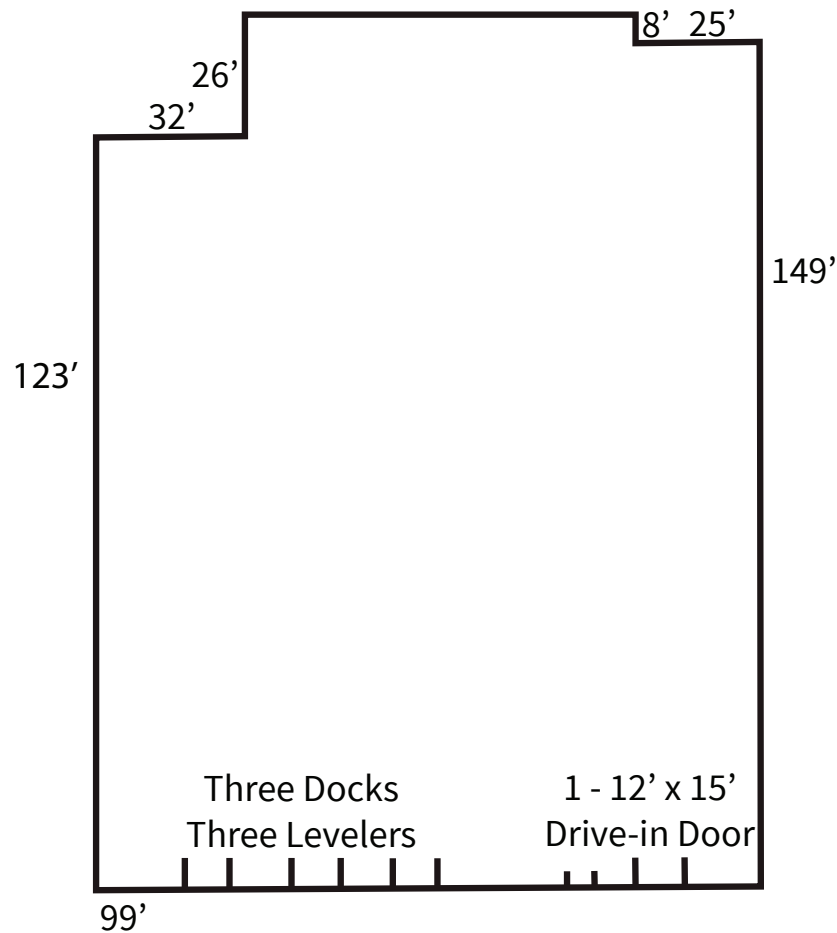
6310A Cane Run Road
Louisville, Kentucky

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jll.com/louisville



Site plan



Property highlights

6310A Cane Run Road is a modern manufacturing/distribution building that offers many amenities.

The property is:

- Located in the Riverport submarket
- 1 mile from Ohio River Port
- 4 miles from Interstate-264 and Interstate-265
- 10.9 Miles from Louisville International Airport
- Built in 1991



DISCLAIMER

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AVAILABLE INDUSTRIAL BUILDING

Check One: New Property X Changes on existing property

TOWN TALK

(Name of Property)

AVAILABLE SF: 13,759 SF

Number	6310A	Previous Use	Warehouse
Street	Cane Run Road	Sale/Lease	Lease
County	Jefferson		
City	Louisville		
Zip	40258		

Specifications

Total S.F.	13,759 SF	Existing Zoning	M-3
Office Area	96 SF	Acres-Approx	5.68
Construction	Metal & Block	Addl Acreage Avbl	0
Age	38	Rail	No
Ceiling Height	20'	Water	1"; 4" fire line
Floor	6" Reinforced Concrete	Sewer	6"
Span, Bay Size	50' x 149'; 49 x 123'	Gas	1" medium pressure
Heat-Type	Gas	Electric	3 Phase
HVAC	13,759 SF	Amps	200
Sprinkler	Wet	Volts	277/480
Docks	3; 3 Levelers	Parking Spaces	71
Doors	1 – 12' x 15'		

Sale/Lease Information

Sale Price	N/A	Lease Rate	\$5.00/SF. NNN
Owner	WKA, Inc.	Possession Date	Immediate
Listing Co.	Jones Lang LaSalle Brokerage, Inc.	Company Phone	502/426-1300
Agent	Stephen C. Lannert, SIOR, CCIM, GRI	Agent Phone	502/394-2508
Email	steve.lannert@am.jll.com		

COMMENTS: Functional air-conditioned warehouse with three docks, three levelers, one 12' x 15' drive-in door,
halide lights, five restrooms and a fenced parking lot in Riverport near I-264 and the Snyder Freeway.

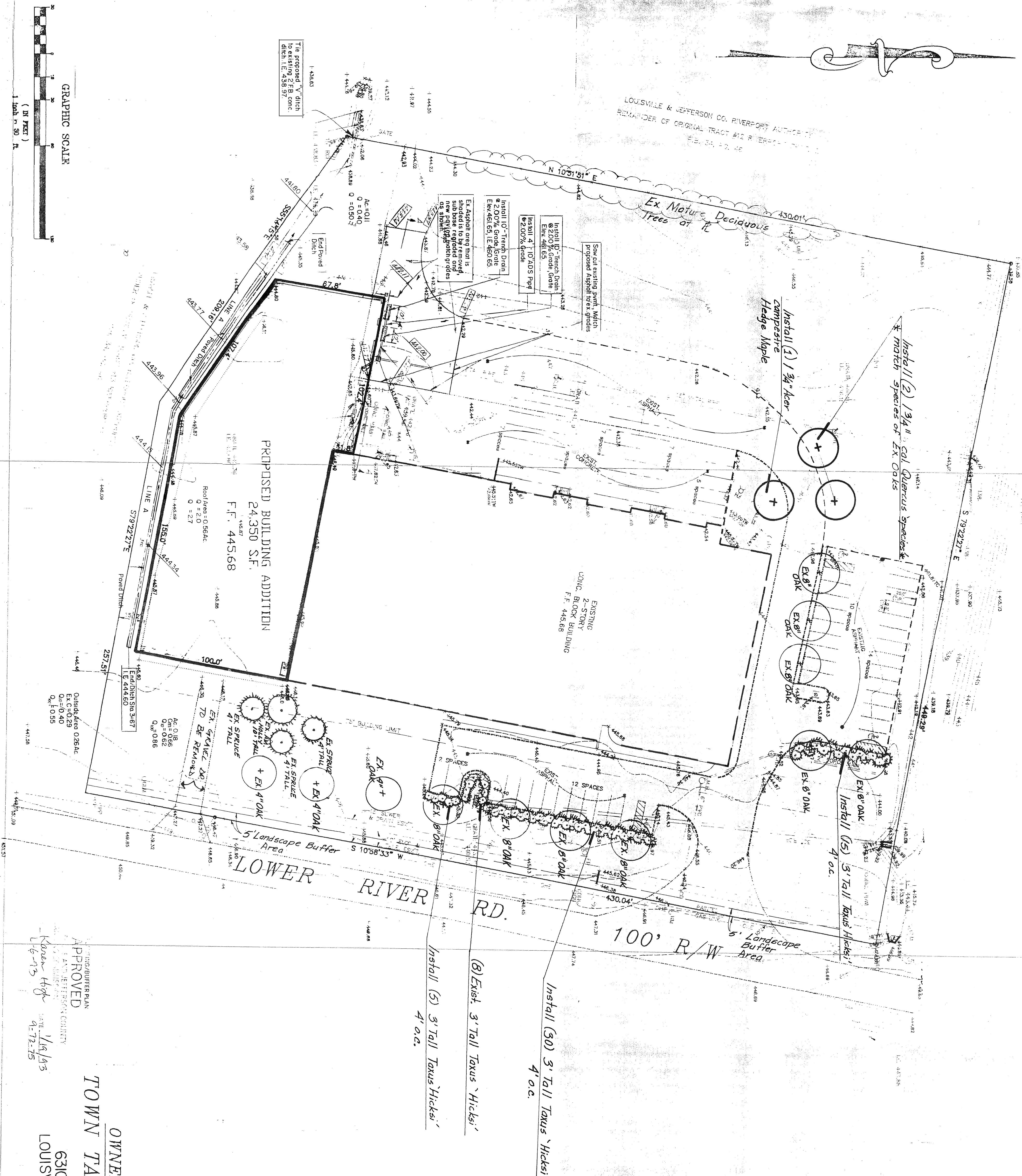


TOWN TALK

OWNER / DEVELOPER
TOWN TALK HAT MFG. CO.

6310 CANE RUN ROAD
LOUISVILLE, KENTUCKY 40258

APPROVED
1 AND JEFFERSON COUNTY
KAREN TIGH DATE 1/19/93



VUA = 37,869 Ft.²
Zoning = M-3

RECAPITULATION	
1. LAND AREA	5,124 ACRES
2. EMPLOYEES	98(3 shifts)
3. BUILDING	
EXISTING	42,111 SQ. FT.
ADDITION	24,350 SQ. FT.
TOTAL	66,461 SQ. FT.
OFFICE	6,000 SQ. FT.
3. PARKING	
A. REQUIRED	59
B. PROVIDED	71
(INCLUDING 3 HANDICAP)	

1. THE EXISTING STRUCTURE IS CURRENTLY ATTACHED TO THE METROPOLITAN SEWER DISTRICT SANITARY SEWER COLLECTION SYSTEM.

2. TRACT BEING A PORTION OF TRACT 12 & 13, PFR PLAT BOOK 34, PAGE 46

LEADER ID	0000
TESTING SPOT ELEVATION	0000
TESTING CONTROLLER LINE	0000
TESTING CATCH BASIN	0000
TESTING MANHOLE	0000
PROPOSED SPOT ELEVATION	0000
POWER POLE	0000
R/W	0000
LIGHT STAND	0000
UTILITY METER	0000
Gas METER	0000
WATER VALVE	0000
Gas VALVE	0000
POSSIBLE FOUND	0000
FLANK POLE	0000
TESTING OVERHEAD ELEC	0000
Gas LINE MARKER	0000