



For Lease
24,350 SF

For lease

6312 Cane Run Road
Louisville, Kentucky 40258
24,350 SF manufacturing/distribution building

Stephen C. Lannert, SIOR, CCIM, GRI

Executive Vice President

Steve.Lannert@jll.com

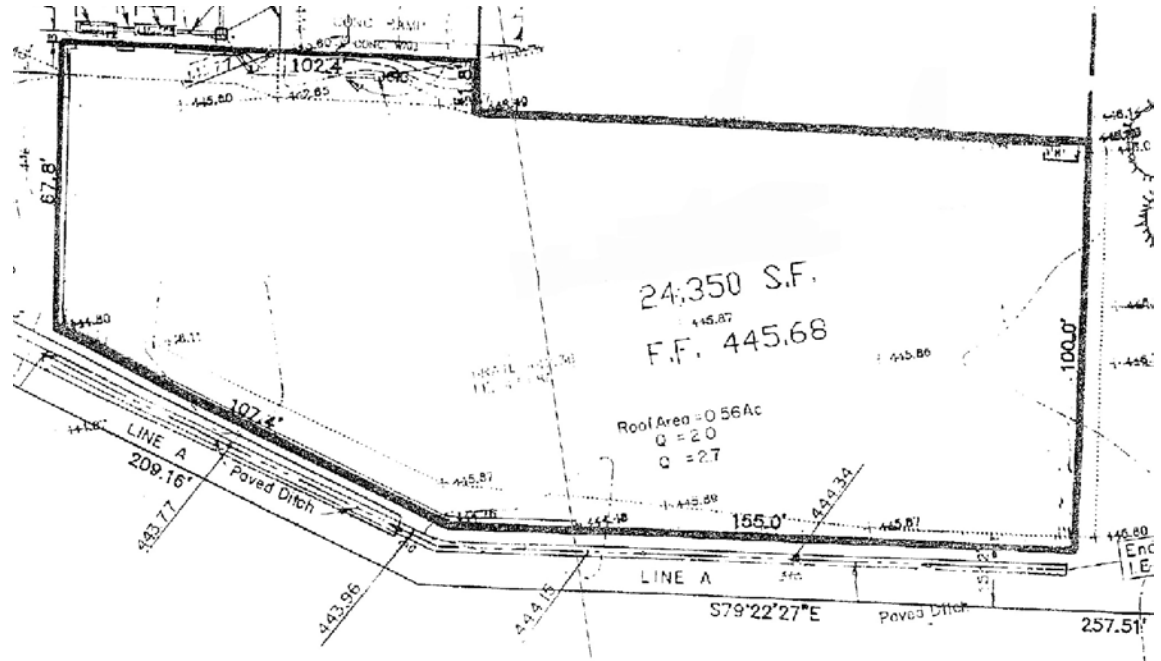
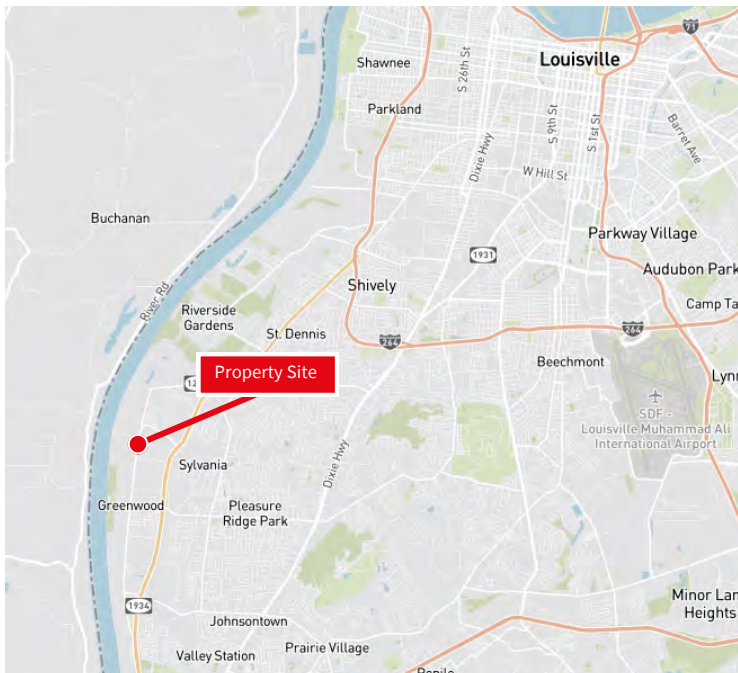
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 **JLL** SEE A BRIGHTER WAY

Property specifications

- 24,350 SF
- 23,824 SF warehouse; 525 SF office
- Fenced yard
- 100 amp, 277/480 volt, 1 & 3 phase
- 1" water line; 4" fire line
- 1" medium pressure gas line
- 6" sewer line
- 71 parking spaces
- Metal Halide lighting



- 2 docks and 2 levelers
- 20' clear height
- Wet sprinkler system
- M-3 zoning
- Located in the Riverport submarket
- 4 miles to I-264 and the Snyder Freeway
- 1 mile from Ohio River Port
- 10.9 miles from Louisville International Airport
- Built in 1991

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AVAILABLE INDUSTRIAL BUILDING

Check One: New Property ☒ Changes on existing property

TOWN TALK HEADWEAR

(Name of Property)

AVAILABLE SF: 24,350 SF

Number	6312	Previous Use	Warehouse
Street	Cane Run Road	Sale/Lease	Lease
County	Jefferson		
City	Louisville		
Zip	40258		

Specifications

Total S.F.	24,350 SF	Existing Zoning	M-3
Office Area	525 SF	Acres-Approx	5.68
Construction	Metal & Block	Addl Acreage Avbl	0
Age	43	Rail	No
Ceiling Height	20'	Water	1"
Floor	6" Reinforced Concrete	Sewer	6"
Span, Bay Size	100' x 150'	Gas	1"
Heat-Type	Gas	Electric	1 & 3 Phase
HVAC	Office	Amps	100
Sprinkler	Dry	Volts	277/480
Docks	2; 2 Levelers	Parking Spaces	71
Doors	0		

Sale/Lease Information

Sale Price	N/A	Lease Rate	\$4.50/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@jll.com		

COMMENTS: Functional clear span warehouse with two docks, two levelers, halide lights, ample parking and fenced yard in Riverport near I-264 and the Snyder Freeway.

CHXD BY: <i>LG</i>	DRAWN BY: <i>LAS</i>
DRAWING NAME: 91061DDP DWG	
FIELD BOOK: 164	

CHKD BY: ALC

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Sheet 1 of 1

(502)589-3586

TOWN TALK

ARTICLE 12 - LANDSCAPE PLAN