



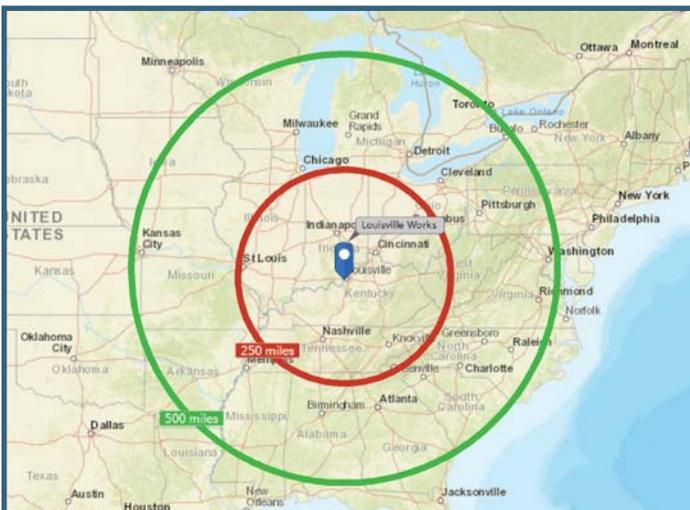
## LOUISVILLE WORKS LOUISVILLE, KY

### OPPORTUNITY

The property owner seeks one or more developers or users interested in leasing or purchasing land within an active industrial facility located in the Ohio River Valley. Ideally located along the Ohio River, with direct river access, this site offers significant existing utilities, as well as industrial and infrastructure assets.

### PROPERTY FACTS

<b>Address</b>	4200 Campground Road, Louisville KY, 40216
<b>Total Acreage</b>	31 acres located within an existing 170-acre facility
<b>Tax Parcels</b>	7 lots available for lease/purchase ranging from approximately 1 to 13.3 acres
<b>Current Zoning</b>	Manufacturing: Industrial (M3); regulated by the City of Louisville
<b>Status</b>	Operational industrial facility



FOR MORE INFORMATION: [www.industrial-portfolio.com](http://www.industrial-portfolio.com) (888) 508 - 6710



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### LOCATION & ACCESS

<b>Region</b>	Greater Louisville; Ohio River Valley
<b>Neighborhood</b>	Waterfront industrial facility
<b>Site Access</b>	Less than a mile from I-264 and proximity to I-64, I-65, and I-70
<b>Airport</b>	7 miles from Louisville International Airport
<b>Truck Service</b>	Nearby truck terminals
<b>Rail Service</b>	Norfolk Southern system; on site rail yard
<b>Water Access</b>	Direct access to the Ohio River; potential for barge service

### PROPERTY ASSETS

- Electricity
- Natural Gas
- River Water
- City Water
- Treated Water (filtered, soft, RO, boiler fed)
- Instrument Air
- Utility Air
- Nitrogen
- 200psig Steam
- Access to Metropolitan Sewer District Force Main
- Certified Truck Scale

### FACILITY AMENITIES

- **Security:** Contract security services, CFATS compliant
- **Protection:** Emergency Response, Incident Command, Plant Shift Supervisor, Community Fire Department
- **Maintenance:** Maintenance of plant roads, fences, parking lots, and lights
- **Shipping:** Small package shipping and receiving
- **Permitting:** Existing RCRA and NPDES permits

### AVAILABLE PROPERTIES

The property consists of 7 lots, a total of approximately 31 acres of land, available for lease or purchase within a 170-acre manufacturing facility. Available lots range in size from approximately 1 to 13.3 acres, and are of varying characteristics.

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