

FLEX SPACE FOR LEASE

1800 Production Rd | Louisville, KY 40299

- **Location:** Located in the heart of the Bluegrass Industrial Park with easy access to major highways, including I-64 and I-265.
- **Functionality:** Flexible suite layouts featuring dock-high and drive-in loading options.
- **Accessibility:** Located on a major thoroughfare facilitating employee access. Convenient access to public transportation options.
- **Zoning:** Zoned PEC (Planned Employment Center). Supports a mix of industrial, office, and commercial uses, fostering a diverse and dynamic business environment tailored for growth and innovation.
- **Built For Industrial:** Industrial warehouse space offering versatile options for storage, distribution, or light manufacturing needs, enhancing the site's appeal for businesses requiring both office and warehouse facilities.

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BLUEGRASS CORPORATE CENTER

Production Court, Louisville, KY 40299

Spanning an impressive 394,200 square feet on 29.9 acres, Bluegrass Corporate Center offers unparalleled flexibility with modern office spaces and expansive industrial warehouse areas. With 570 dedicated parking spaces, accessibility and convenience are guaranteed for both employees and clients.

Situated in the thriving Bluegrass Industrial Park and with easy access to major highways like I-64 and I-265, this property is strategically positioned to enhance your business operations and growth. Join a vibrant business community in a location designed for productivity and long-term success.



394,200 SF TOTAL

570 PARKING SPACES

29.9 ACRES

ALL BUILDINGS 18' CLEAR



ABOUT

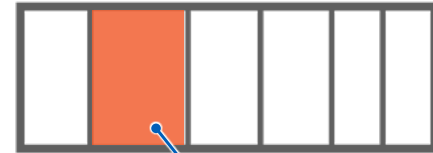
AVAILABLE SPACES

SUITE	TOTAL SF	OFFICE SF	DOCK / DRIVE-IN	MONTHLY LEASE RATE	CEILING HEIGHT
Suite 226	2,000 SF	393 SF	Dock	\$1,518	18'
Suite 1804	5,500SF	1,078 SF	Dock	\$4,175	18'
Suite 10121	1,700 SF	1,293 SF	Drive-In	\$1,362	18'



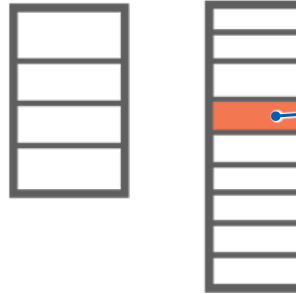
BLUEGRASS PKWY

Bluegrass Corporate Center



AVAILABLE
1,700 SF
Suite 10121

AVAILABLE
5,500 SF
Suite 1804



AVAILABLE
2,000 SF
Suite 226



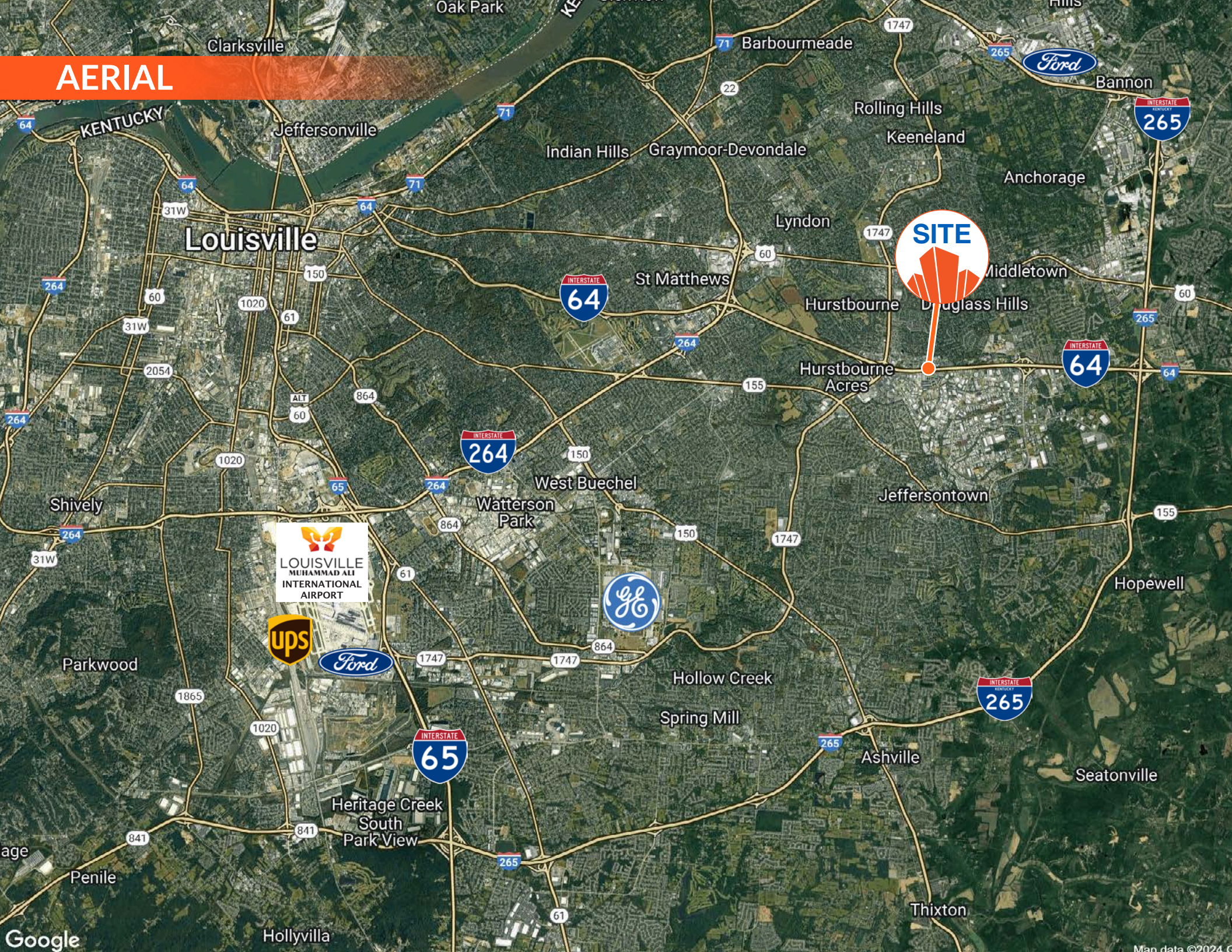
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BLUEGRASS PKWY



AERIAL



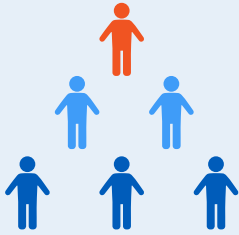
Louisville

LOUISVILLE
MUHAMMAD ALI
INTERNATIONAL
AIRPORT



DEMOGRAPHICS

POPULATION



1 MILE **5,080**
3 MILES **68,551**
5 MILES **186,940**

HOUSEHOLDS



1 MILE **2,182**
3 MILES **30,622**
5 MILES **82,934**

BUSINESSES



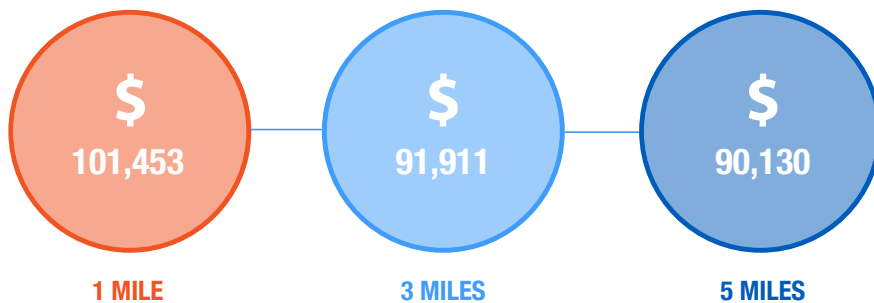
1 MILE **1,153**
3 MILES **5,498**
5 MILES **11,232**

EMPLOYEES

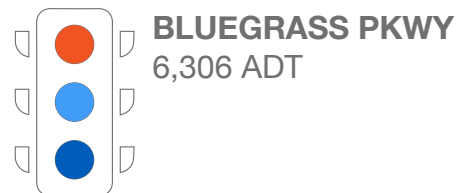


1 MILE **17,950**
3 MILES **66,966**
5 MILES **125,304**

MEDIAN HOUSEHOLD INCOME



TRAFFIC COUNTS





CONTACT US

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