

FOR LEASE

BLUEGRASS CORPORATE CENTER
100 - 10129 Production Court
Louisville, KY 40299



Property Features

- 1,000 to 40,000 SF - Office/Flex/Warehouse
- 394,200 SF in 12 buildings
- Dock and Drive-in loading
- Up to 18' Clear Height
- 3-Phase Electric
- Sprinkler System

Location

- Bluegrass Commerce Park
- Near I-64 Interchanges (Hurstbourne / Blankenbaker)
- Zoned PEC (M-2 Industrial & C-1 Commercial)

Weston Advantage:

- Professional Property Management
- On-site Maintenance
- Flexible Suite Sizes
- Multiple Locations throughout Louisville
- Expansion & Overflow Potential

David Davis, CCIM, SIOR
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COMMONWEALTH
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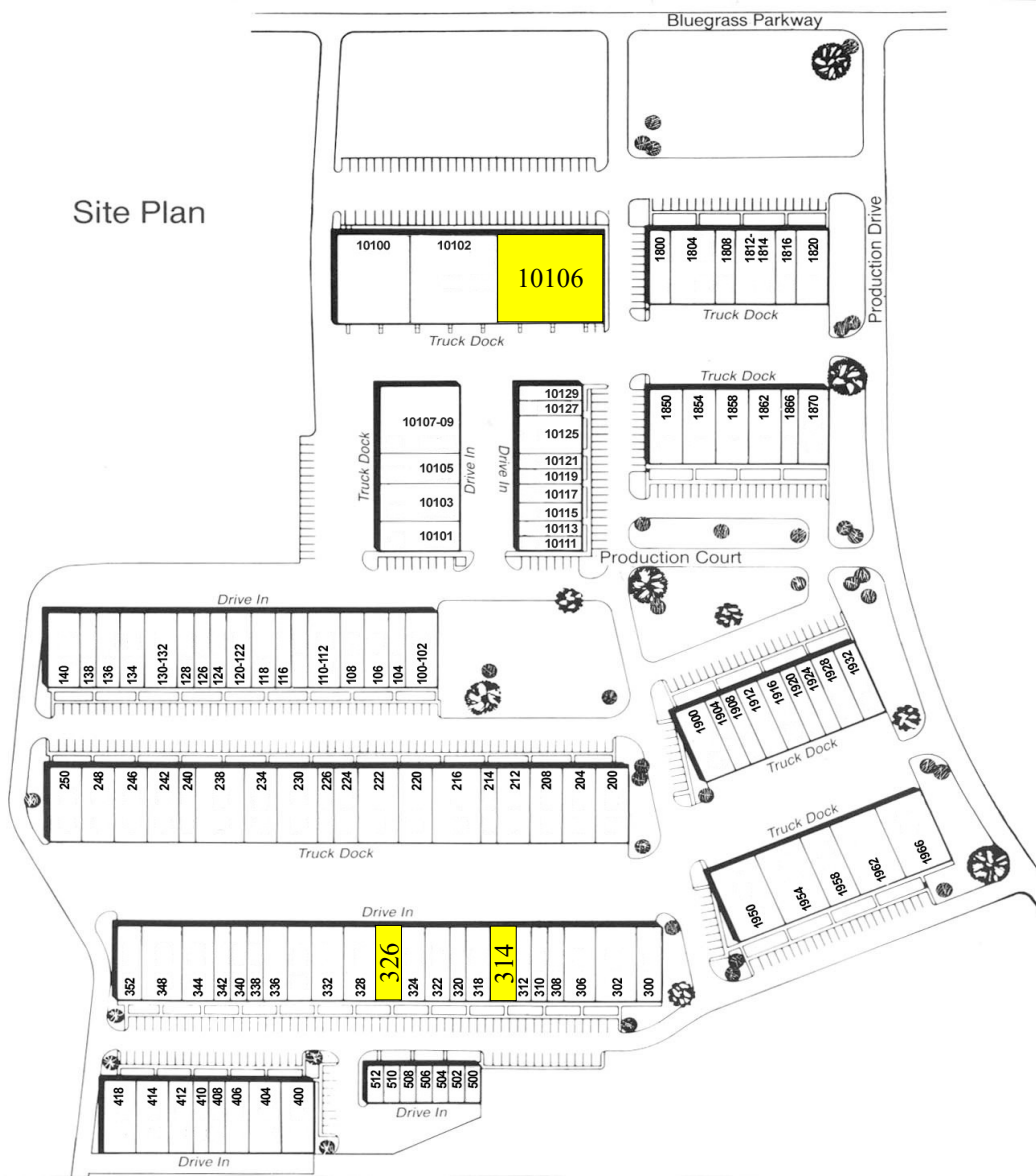
10444 Bluegrass Parkway
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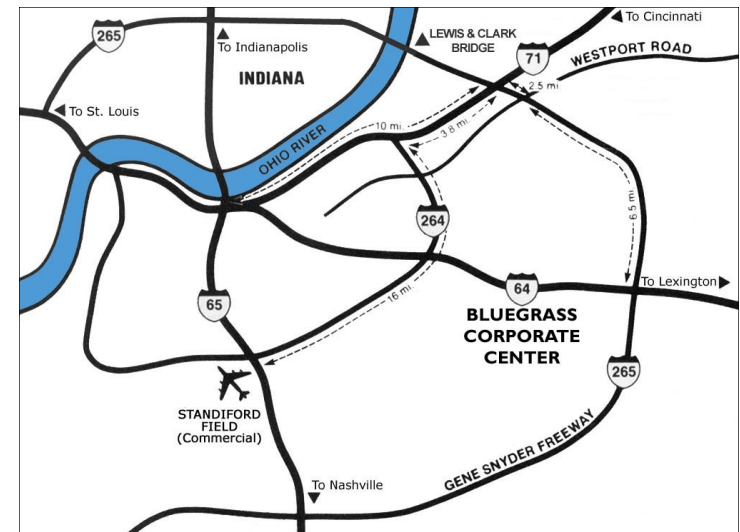
Site Plan



Suite #	Total SF	Office SF	Loading	Net Rent*
314	3,000 SF	700± SF	Drive-In	\$1,263
326	3,000 SF	505 SF	Drive-In	\$1,180
10106	15,000 SF	8,000+ SF	Dock	\$7,225

* Net rent (per month) does not include operating expenses**, trash removal or separately metered gas and electric.

** Estimated operating expenses for 2021 are \$1.15 per SF/Year. For example, \$1.15 x 1,000 SF = \$1,150 per year (approx. \$96 per month)



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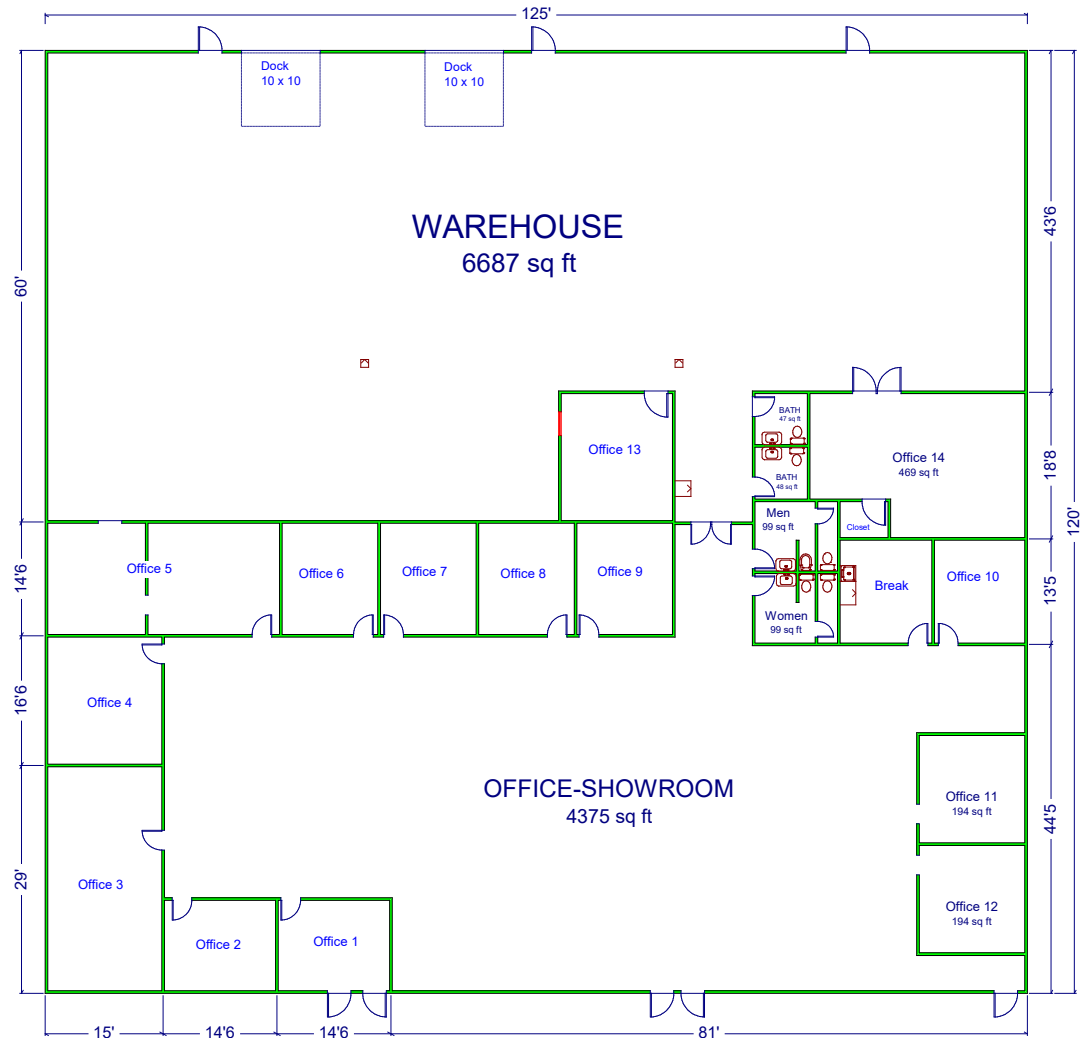
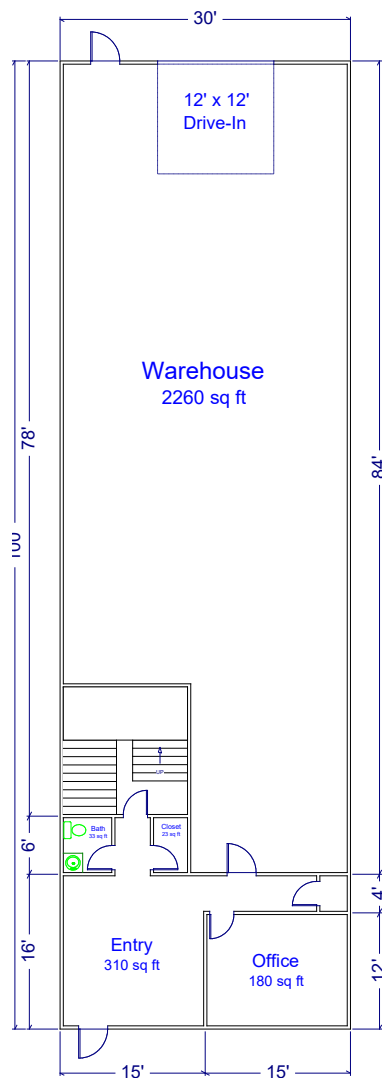
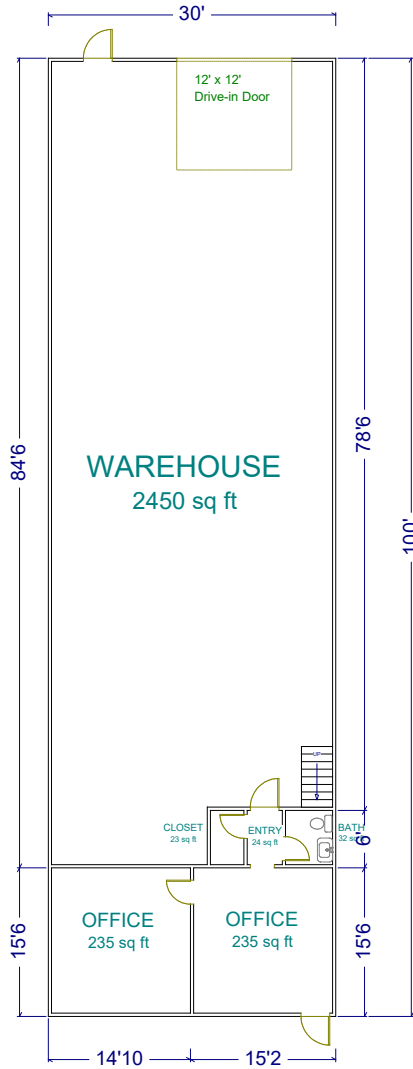
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326 Production Ct
3,000 SF

314 Production Ct
3,000 SF

10106 Bluegrass Pkwy
15,000 SF



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