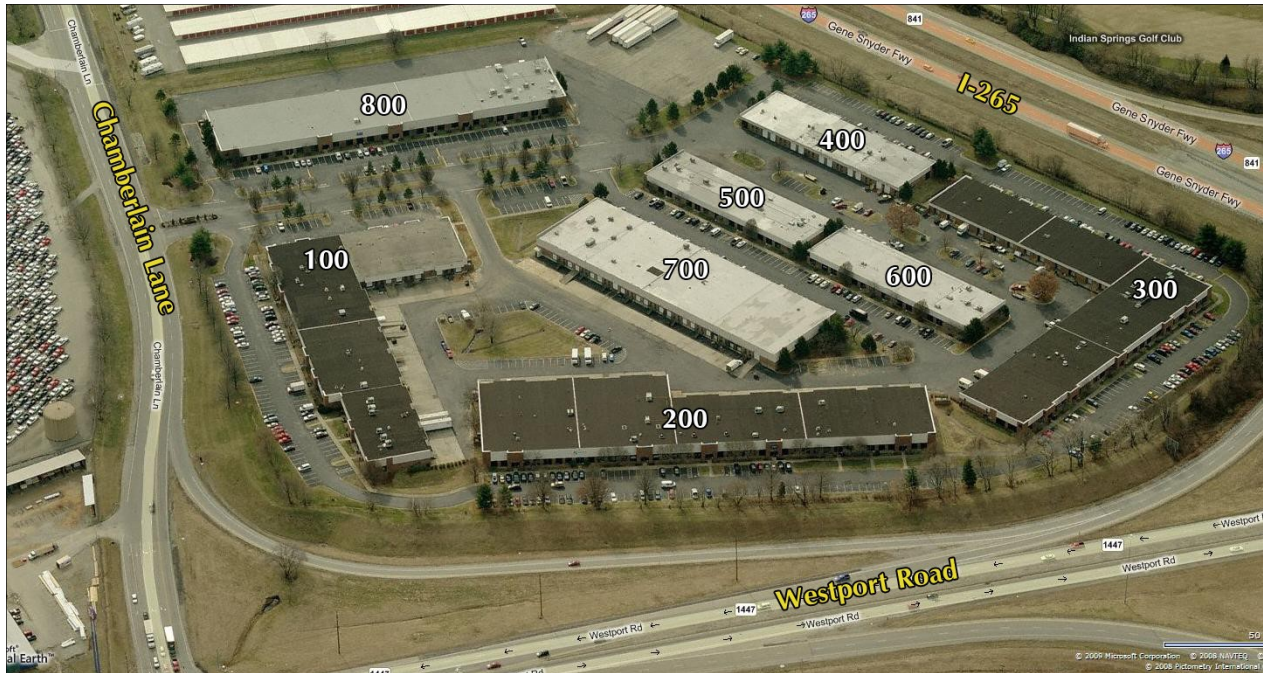


FOR LEASE



JEFFERSON TRADE CENTER
3600 Chamberlain Lane
Louisville, KY 40241



Property Features

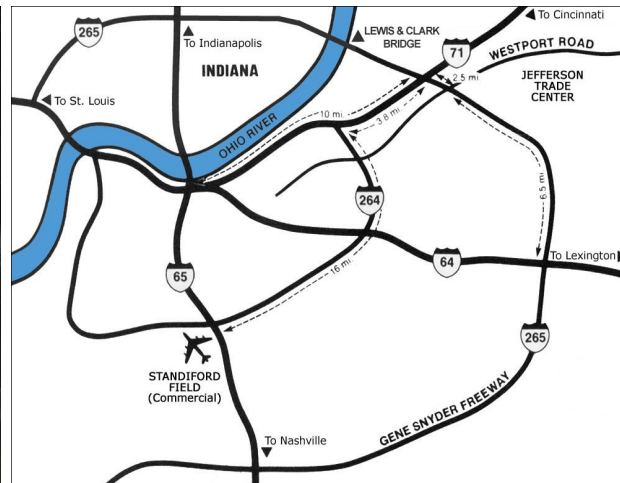
- Flex, Office-Showroom-Warehouse, Retail
- 361,900 SF - 8 Buildings
- Dock and Drive-in Loading
- 14' to 18' Ceiling Height
- 3 Phase Electric
- Sprinkler System

Location

- Frontage on Interstate 265 and Westport Road
- Near Restaurants, Retailers, Hotel, Office, Ford KTP
- Zoned PEC (M-2 Industrial & C-1 Commercial)

Weston Advantage:

- Professional Property Management
- On-site Maintenance
- Many Suite Sizes
- Flexible Terms
- Expansion Potential
- Multiple Louisville Locations



Dave Davis, CCIM, SIOR
(502) 876-6702 Mobile
(502) 379-6000 Office
ddavis@ccre.biz

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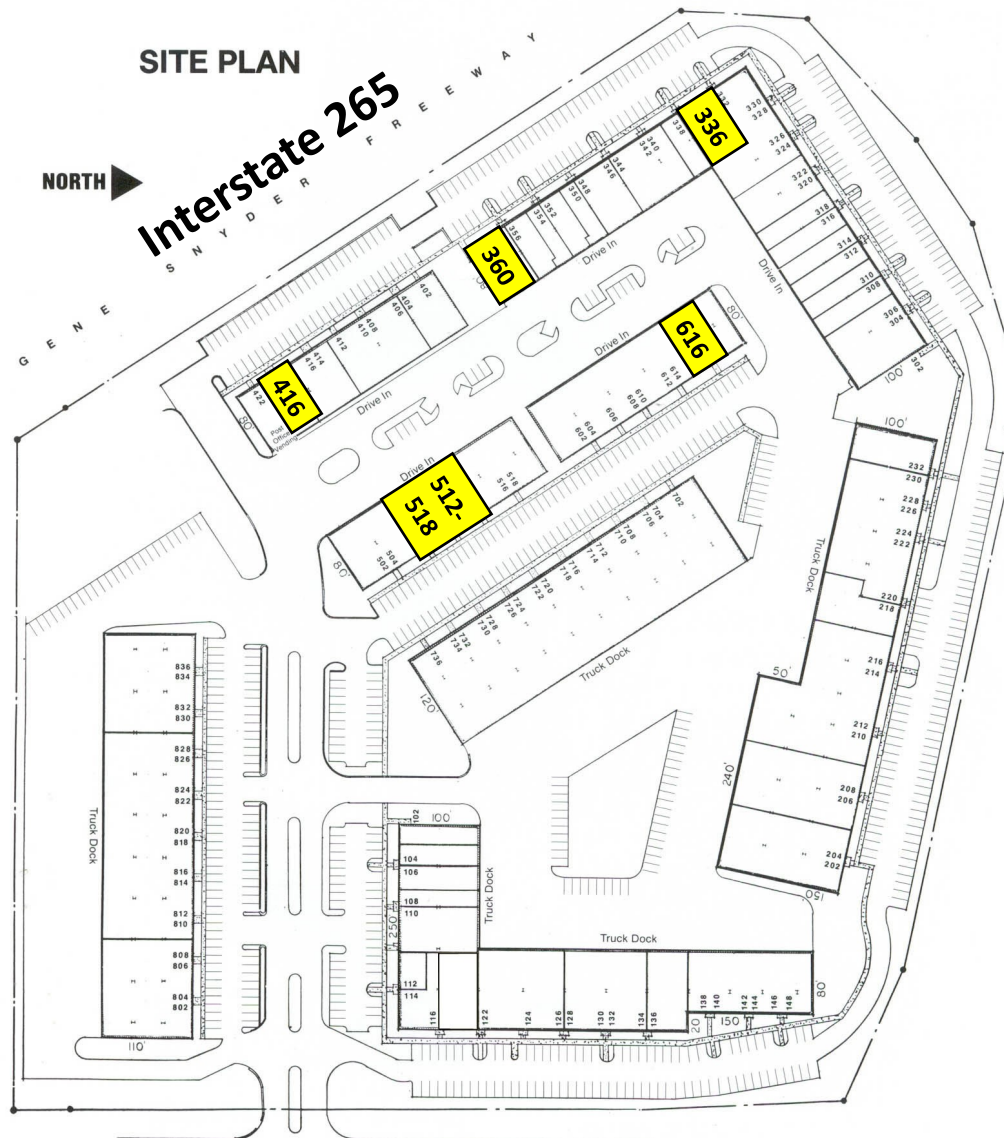
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Louisville, Kentucky 40299
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FOR LEASE



JEFFERSON TRADE CENTER
3600 Chamberlain Lane
Louisville, KY 40241



Westport Road

Chamberlain Lane

<u>Suite</u>	<u>Total Available</u>	<u>Office Area</u>	<u>Loading</u>	<u>Monthly Net Base Rent*</u>
336	8,432 SF	6,976 SF	Drive-In	\$4,589
360	2,000 SF	500 SF	Drive-In	\$897
416	2,906 SF	2,400 SF	Drive-In	\$1,599
512-518	9,600 SF	2,105 SF	(5) Drive-Ins	\$3,864
616	2,000 SF	1,500 SF	Drive-In	\$1,095

* Base rent does not include operating expenses**, trash removal, or separately metered gas and electric.

** Estimated operating expenses for 2021 are \$1.63 per SF/YR. For example, estimated operating expense for 1,000 SF would be approximately \$136 per month (1,000 SF x \$1.63 / 12 months) in addition to the Base Rent.

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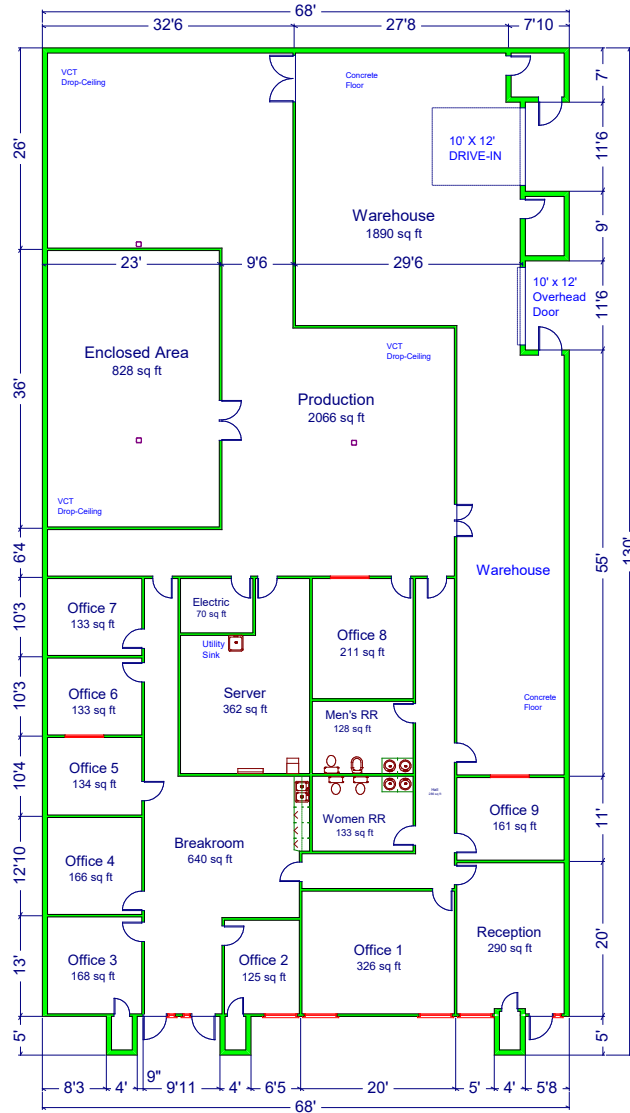


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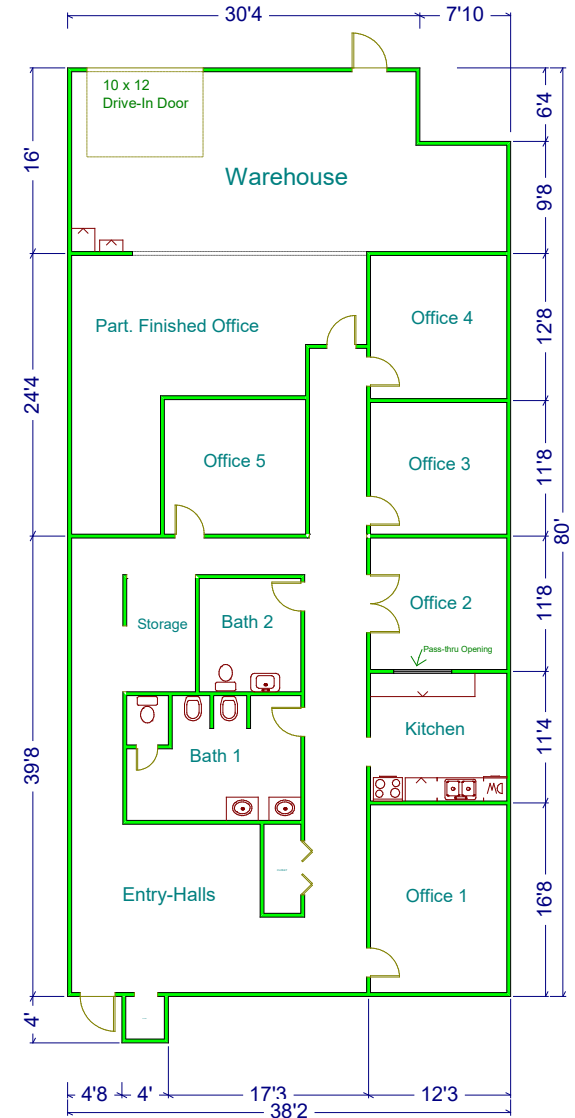
Suite 336
8,432 SF



Suite 360
2,000 SF



Suite 416
2,906 SF



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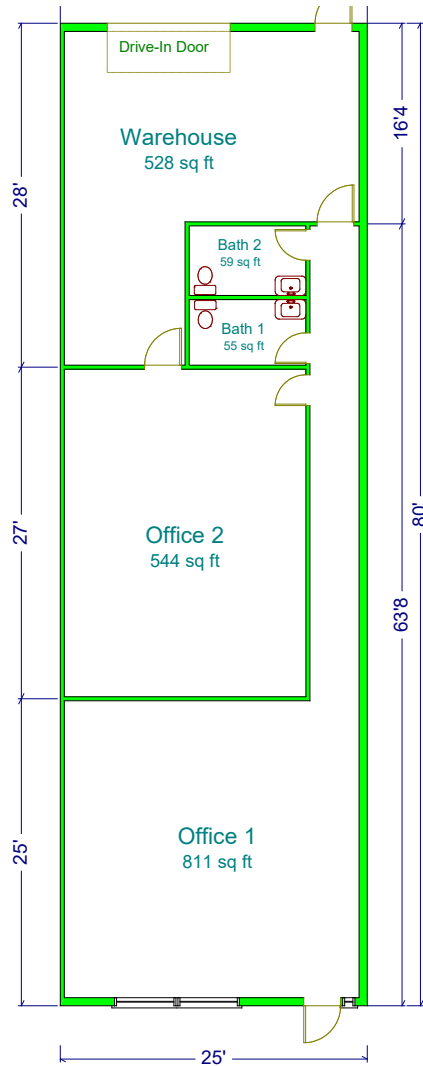


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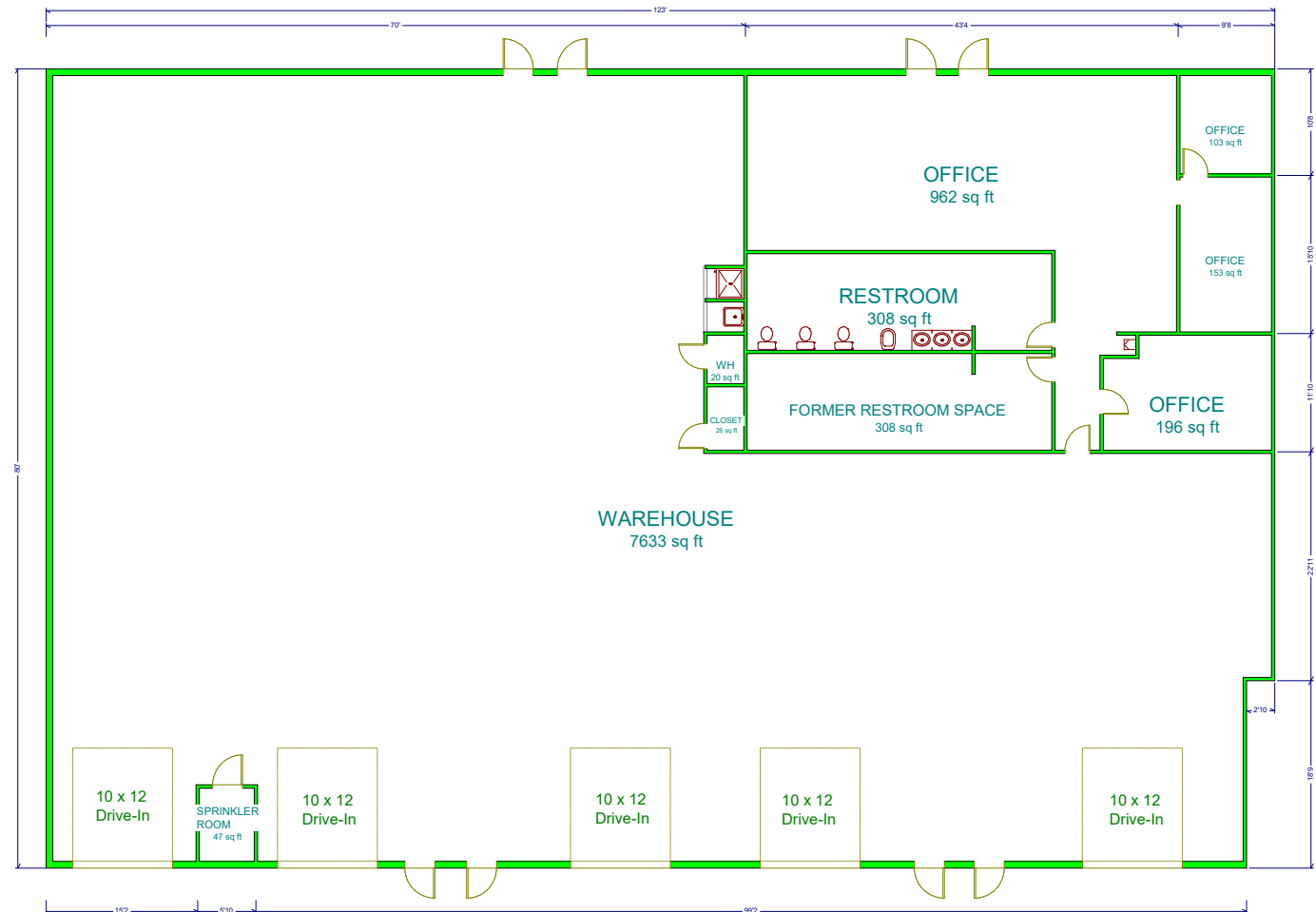


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Suite 616
2,000 SF



Suite 512-518
9,600 SF



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