MIXED USE

IRG
Industrial Realty Group, LLC

FOR LEASE

2900 S 7th Street, Louisville KY 40216



Louisville 2900

The property at 2900 S 7th Street Rd, Louisville, KY 40216, known as Parker Commercial Storage & Distribution, is a comprehensive industrial facility offering a range of services to meet diverse business needs. Situated on 58 acres, the facility encompasses approximately 1,000,000 square feet of storage space, divided into seven separate buildings, each with three-hour fire walls and ceiling heights ranging from 15 feet at the eaves to 18 feet at the centers. The warehouse is fully sprinklered and has been upgraded with over seventy dock doors, a robust sprinkler system, and sound roofs. Strategically located, the facility benefits from its proximity to major transportation routes, including the Paducah Railroad, which connects to all major railways and has the capacity to handle up to 60 rail cars. This multimodal access facilitates efficient distribution, allowing trucks to reach a significant portion of the U.S. population within an eight-hour drive.



Property Details

Total Sq. Ft.	965,600
Avail. Sq. Ft.	70,120
No. of Buildings	39
Acres	59
Developable Acres	6
Rail Access	1
Zoning	EZ-1
Column Spacing	9'x18'
Clear Height	18'
Dock Doors	186
Drive-In Doors	4
Car Parking	239

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