

1001 HAPPY VALLEY ROAD

GLASGOW, KENTUCKY

INDUSTRIAL BUILDING FOR SALE

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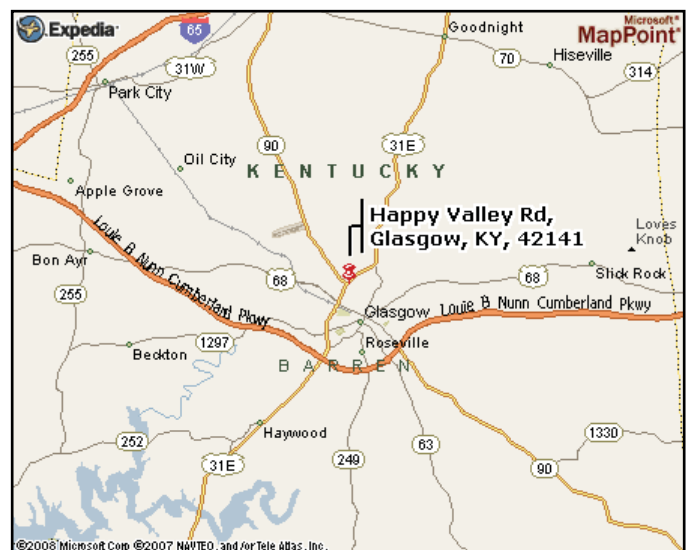
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CBRE | Louisville
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Louisville, KY 40205
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www.cbrelouisville.com



- 343,400± square foot main building
- Former SKF building
- 28.6± acres
- Five (5) drive-in doors
- Eight (8) dock doors
- Wet sprinkler system
- Cranes available up to 10 tons
- Partially air-conditioned warehouse
- For Sale: \$3,900,000.00



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TOTAL AREA (OUTSIDE CORNERS) = 343,400 SQ. FT.

TOTAL USEABLE AREA (INSIDE CORNERS) = 341,800 SQ. FT. (EXCLUDES BASEMENT & MEZZANINE)

Site land = 28.6 Acre, Building+Paved Parking = 11.3 Acre

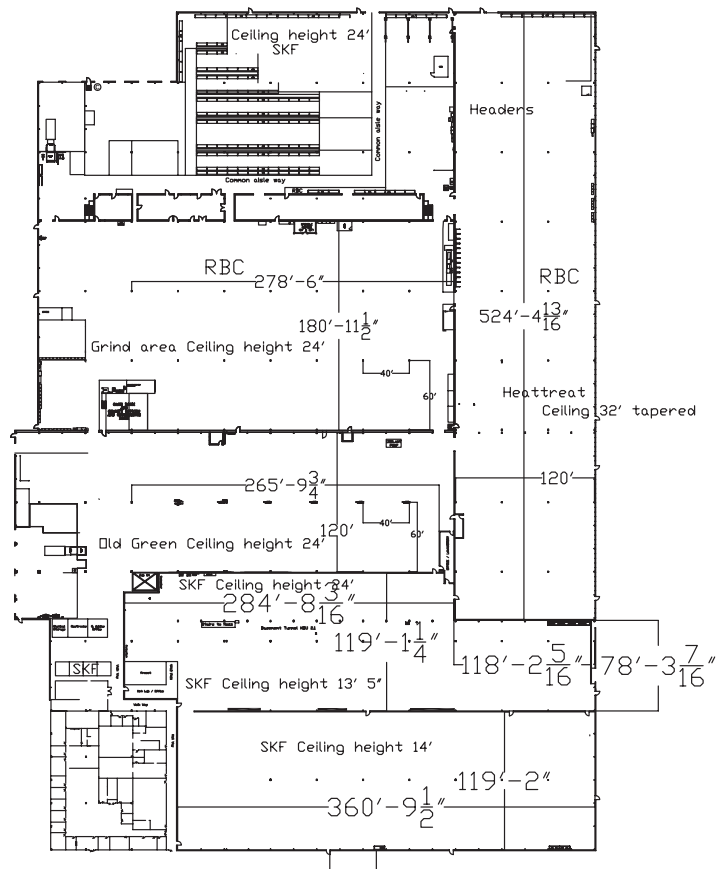
Paved parking/drive = 152000 sq/ft Building = 343400sq/ft

(2) Superior 200hp low pressure steam boilers.
(1) Ajax 250 hp hot water boiler.
(2) 500 ton water cooled chillers
(1) 340 ton air cooled chiller.
(1) 140 ton air cooled chiller.
(1) Koch membrane water filter system.

Power incoming 12470V to 480V primary supply.

Sub1 2000A Could be 4000 w/chip
Sub2 2000A Could be 4000 w/chip
Sub3 1600A
Sub4 3000A
Sub5 3600A
Sub6 3000A
Sub7 4000A
Sub8 3000A
Sub9A 3200A Could be 4000 w/chip
Sub9B 3200A Could be 4000 w/chip

Entire building wet sprinkler system with 75hp electric pump. Wired and monitored by ADT.



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