

FORMER LINENS 'N THINGS

649 Omega Parkway
Shepherdsville (Louisville), KY

611,000 SF Distribution Center

FOR LEASE



- World-Class Facility Built in 2001; Served 250 Linens 'N Things Stores
- 611,000 SF Expandable To 869,500 SF
- Approximately 20,000 SF Office
- Immediate I-65 Access, Cedar Grove Business Park
- Up to 461 Secured Trailer Parking Spaces & 361 Auto Parking Spaces
- 36' Minimum Clear Height
- 160 Cross-Dock Doors
- 470' Deep; 50' x 50' Bays
- 15 Minutes to UPS Worldport at Louisville International Airport

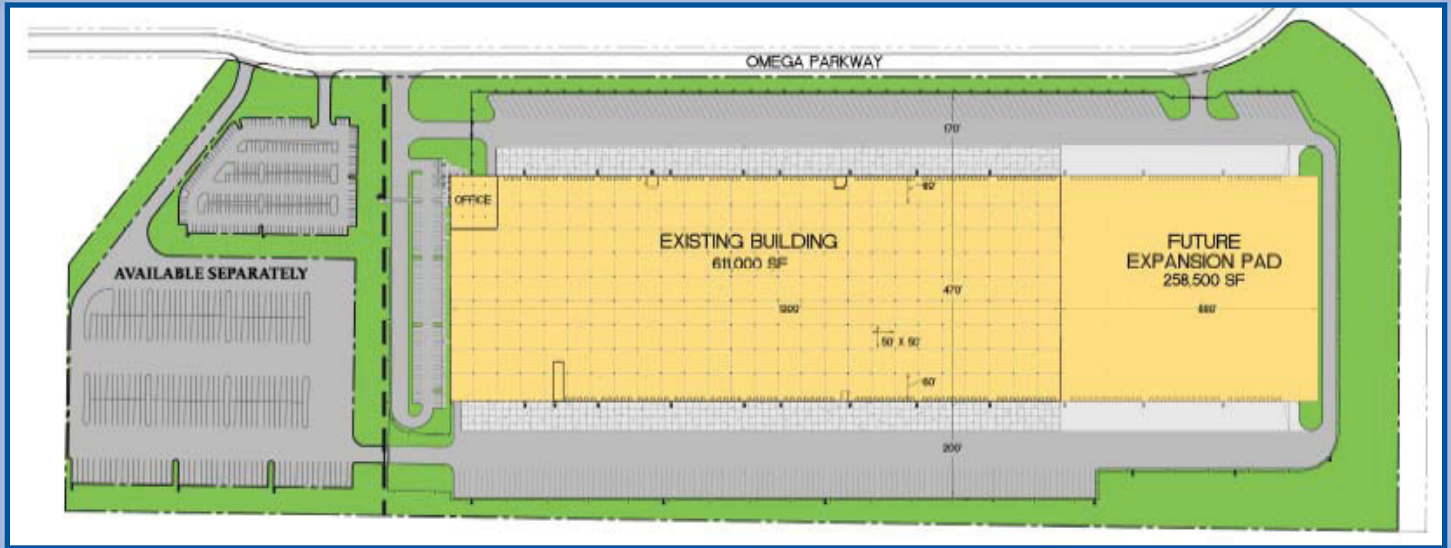
For information, contact:

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- 47-Acre Fenced Site With Parking For 106 Cars & 240 Trailers; Adjoining 13-Acre Fenced Parking Lot For 255 Cars & 221 Trailers Can Be Included
- 6,000 Amp Electrical Service
- ESRF Fire Protection
- Air Conditioned Facility
- Available With or Without 10,000 Carton-Per-Hour Conveyor/Sortation System; 27,300 Pallet-Position Racking
- Extensive Tenant Improvements in Place (Phone System, Security/Surveillance System, Office Furniture & Equipment)
- Excellent Labor Pool; Low Operating Cost Environment
- Bullitt County Submarket Companies Include: GSI Commerce, Zappos.com, Reynolds Food Packaging, Johnson & Johnson, Gordon Food Service, Best Buy