

7707 NATIONAL TURNPIKE, SUITE
400

7707 National Turnpike, Suite 400 | Louisville, KY



CALHOUN
CONSTRUCTION SERVICES



Dahlem

THE SPACE

Location	7707 National Turnpike, Suite 400 Louisville, KY 40214
Square Feet	22,186
Rent Per SF (Annual)	\$14.00
Lease Type	Gross

Notes Available July 1, 2025

HIGHLIGHTS

- Approx 7,274 SF Warehouse & 14,912 SF Class A Office
- Minutes from Louisville Muhammad Ali International Airport
- (2) Drive-In Doors
- (2) Elevated Docks
- (3) Glass Overhead Doors
- Ample Parking
- Frontage on National Turnpike



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
5,228	47,014	154,102

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$77,142	\$74,900	\$71,091

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
2,021	18,021	61,711

LOUISVILLE

1865

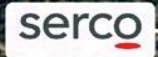
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Louisville International Airport



PIKE ELECTRIC CORPORATION



DR PEPPER SNAPPLE GROUP



KNOPP



J.B. HUNT TRANSPORT SERVICES, INC.



SUBJECT PROPERTY



SUITE 400
7707 NATIONAL TPKE
LOUISVILLE, KY



AUBURNDALE

1865



1065



JUSTFAB



1065





NATIONAL TURNPIKE

#400
22,186 SF

ProLogistix
#700
6,561 SF

PORTER SHEET METAL
#200
2,431 SF

FASTENER SALES
#100
6,191 SF



Warehouse



Warehouse



Conference Room



Conference Room



Conference Room



Conference Room



Training Room



Kitchen Area & Overhead Doors



Collaborative Workspace



Executive Office



Executive Office



Collaborative Workspace

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By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Dahlem. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective tenants, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Dahlem has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Dahlem has not verified, and will not verify, any of the information contained herein, nor has Dahlem conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:

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