

INDUSTRIAL INVESTMENT FOR SALE | LOUISVILLE, KENTUCKY

BLUEGRASS COMMERCE PARK

11301 & 11401 Electron Drive



Lee & Associates and Horizon Commercial Realty offer a 154,654-square-foot, two-building manufacturing campus for \$16,025,000. The property is fully leased to Fenco Solutions, LLC under an absolute-net lease through October 31, 2037, with 3.0% annual rent increases beginning October 1, 2026.

\$16.025M Asking price \$103.62/SF	154,654 SF Two buildings 100% leased
6.80% Scheduled base-rent yield effective October 1, 2026*	3.0% Annual contractual rent growth Lease through October 2037

The integrated campus includes 22-foot clear heights, eight dock positions, six drive-in doors, and manufacturing improvements. Its Bluegrass Commerce Park location provides access to Louisville's established industrial base and the regional interstate network.

Initial offers are due October 15, 2026. Closing must occur no later than December 15, 2026. Demonstrated ability to close in 2026 will factor into Brennan's selection of the purchaser.

REQUEST THE OFFERING MEMORANDUM

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*6.80% equals \$1,089,564 of annual base rent effective October 1, 2026 divided by the asking price, rounded. Annual base rent through September 30, 2026 is \$1,057,824, equivalent to approximately 6.60%. Base rent is used as a property-level NOI proxy under the absolute-net structure; actual results and obligations are subject to verification. This is not a guarantee of investment performance.

This advertisement is for a real estate sale. Information is based on the September 19, 2026 offering memorandum, is subject to change, and must be independently verified. Please direct all inquiries to the offering team.