

FOR SALE

# 19,800 SF FLEX SPACE IN BLUEGRASS COMMERCE PARK

## 2700 Constant Comment Pl

Louisville, KY 40299

### 502-306-3635

Call for inquiries

# 19,800 SF OF FLEX SPACE IN THE BLUEGRASS COMMERCE PARK

2700 CONSTANT COMMENT PL, LOUISVILLE, KY 40299


**\$2,950,000** FOR SALE

eXp Commercial is pleased to present 19,800 SF of highly sought after flex-space on 2 acres along the Blankenbaker employment corridor. Originally built in 1996, the property underwent a 8,784 SF expansion in 2007, and has been renovated numerous times since. With PEC zoning in place, the property permits many commercial and industrial uses reflective of the area.

Currently, it is utilized as a dedicated call-center for a local credit union with historic uses relating to pharmaceuticals and candle-making. Furniture and fixtures may convey with the property, but the building itself can be easily customized to any operators' or tenants' needs. Interior spaces include a traditional office area, large call center, large conference room/event space, and 1st floor warehouse area with an open 2nd-story above.



# Property Details

 **2.01**  
Acres

 **PEC**  
Zoning

 **15,408 SF**  
Office

 **4,392 SF**  
Warehouse

 **79**  
Parking Spaces

# Site Features

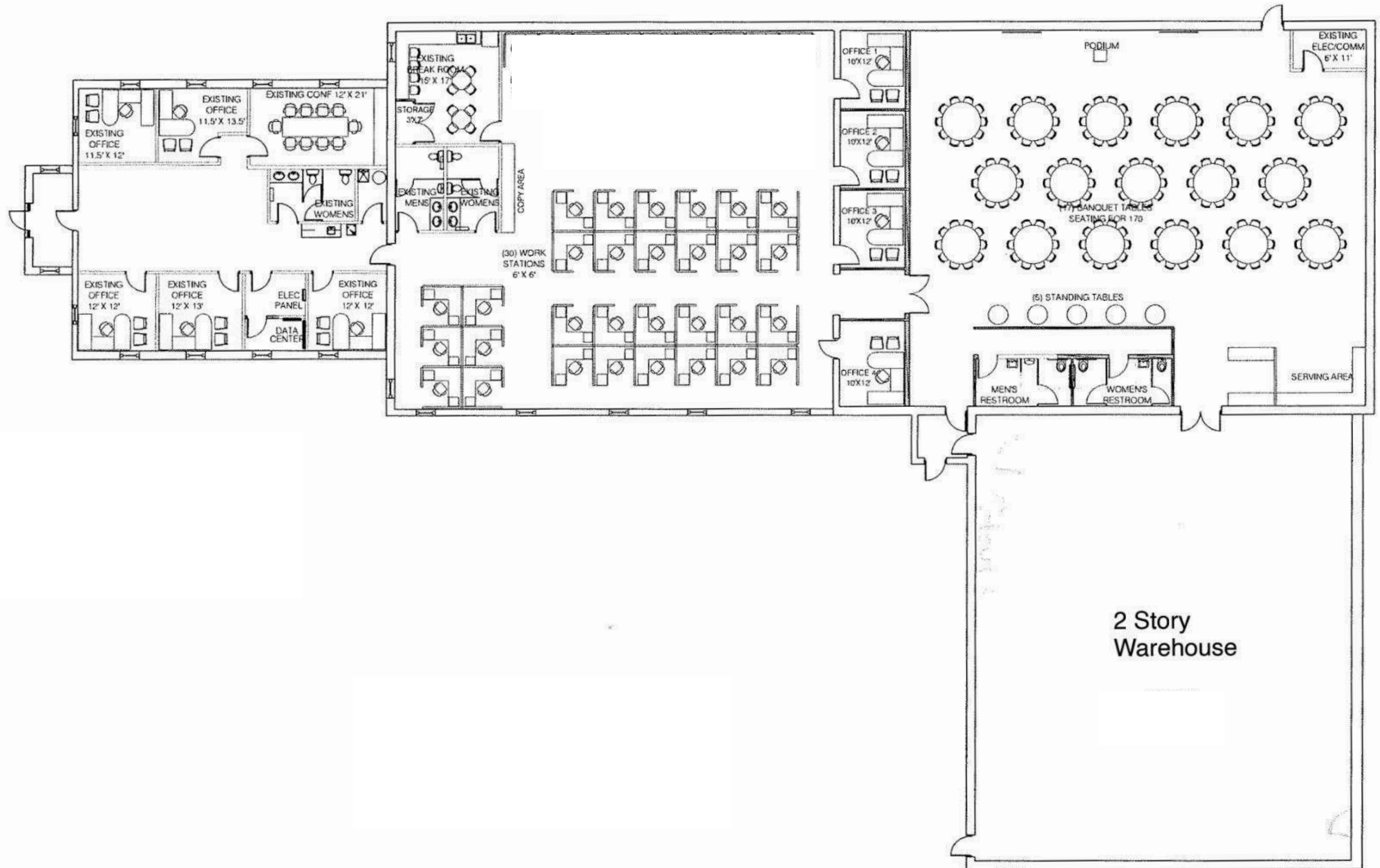
- 3-phase Power
- Security System
- Fiber Optic Connection
- Generac Back-up Generator
- Elevator in 2-Floor Warehouse
- Single-Bay Access for Warehouse
- Renovations Completed in 2019 & 2021





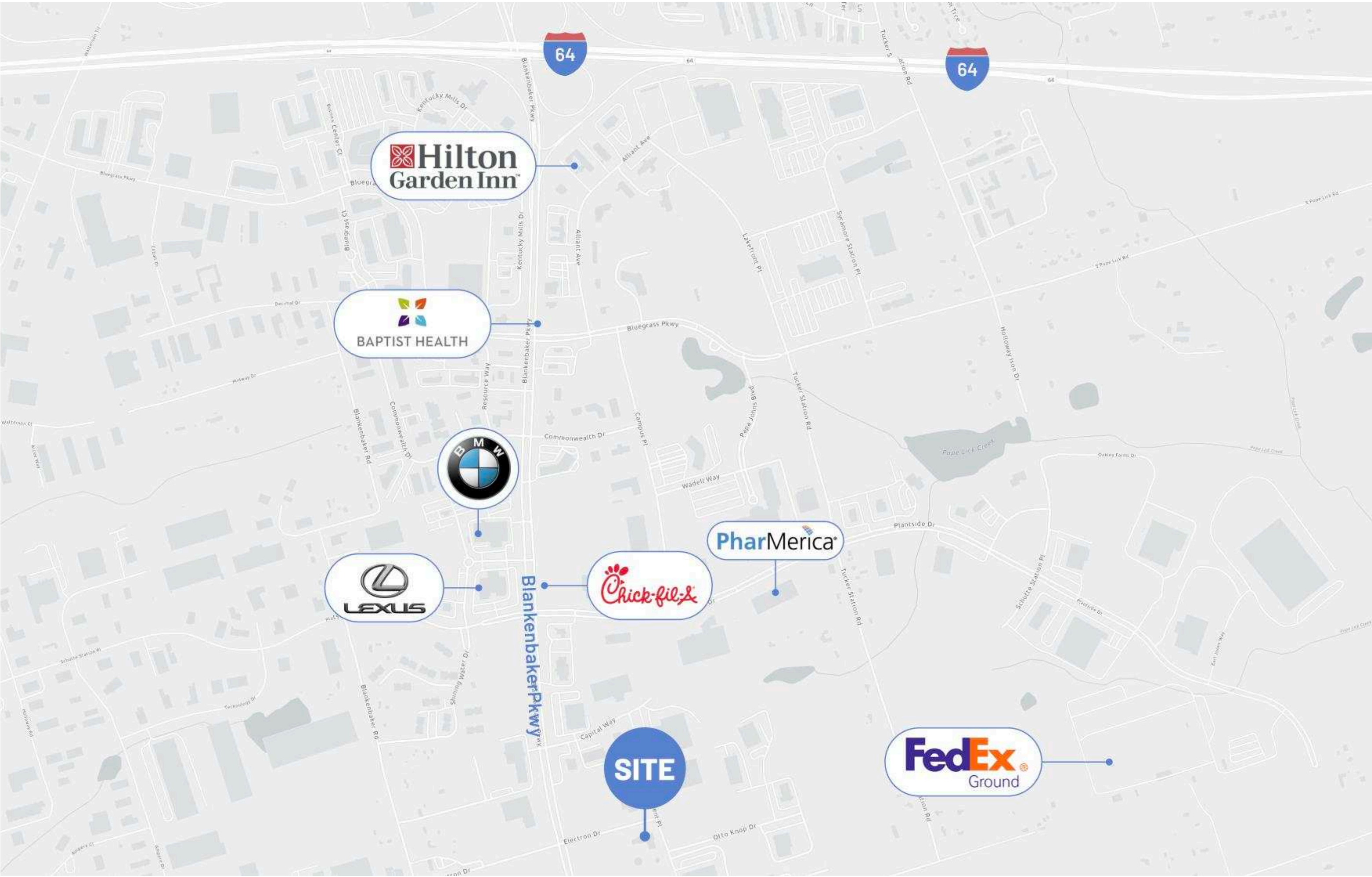
# Existing Floor Plan

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# Nearby Points of Interest

2700 CONSTANT COMMENT PL, LOUISVILLE, KY 40299



19,800 SF of Flex Space in the Bluegrass Commerce Park  
2700 Constant Comment Pl, Louisville, KY 40299 | For Sale | \$2,950,000



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EXP COMMERCIAL

# MEET THE TEAM

KENTUCKY, USA

## ABOUT US

We are a full-service real estate team that specializes in all aspects of Commercial Real Estate, Business Brokerage, Business Development, & Commercial Investments. We are unapologetically young, hungry, and creative. Leaning on the fundamentals set by those before us, while constantly challenging the status quo gives us a unique edge. We see our service as a partnership, and we believe that the best results are always found when we partner with fantastic people.

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# MAKE ONE DAY TODAY



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