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## TEAM AIR

### Office / Warehouse

Square Feet : 40,000 s.f.

Project Location : 11410 Watterson Court  
Louisville, KY 40299  
Bluegrass Industrial Park

Construction Dates : Completed in 2020. Tenant fit-up complete December 15, 2023



40,000 s.f. speculative office warehouse with 2,134 s.f. office all metal studs and gyp drywall board insulated with acoustical drop ceilings, located in the Bluegrass Industrial Park leased to Team Air. This facility is a Butler metal building wide span custom engineered and manufactured metal building with MR-24 standing machine seamed metal roof system. With its Pittsburgh double lock standing machine seamed system and minimal exposed fasteners, this roof carries a 25-year material failure warranty on it. The roof has R-30 insulation and Sun-lite Strip sky lights allowing for natural light during the day. It has a 26' low eave height and a quarter in twelve roof slope. The metal walls have R-18 white vinyl heavy backed insulation. The building slabs on grade are 6" reinforced throughout. The building has three dock doors with pit levelers and two drive in doors. The front of the shell exterior has flat Butler style-wall panels, Maxbric masonry exteriors (block brick type media) decorative façade, with insulated aluminum storefront glass, all insulated with e-glass. The remainder of the building has Butler shadow-wall metal 26-gage metal panel on the sides and rear.

The building has a fire suppression system, and there are three air rotation units. Site includes 3 developed acres, concrete curbs, asphalt, irrigation system, storm sewers, water quality unit, dumpster enclosure, truck maneuvering area, 45 parking spaces and underground electrical service.

The building is a speculative rental property currently leased by TEAM AIR.

Designed and built by Lichtefeld, Inc.

