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## UNIVERSAL WOODS, LLC

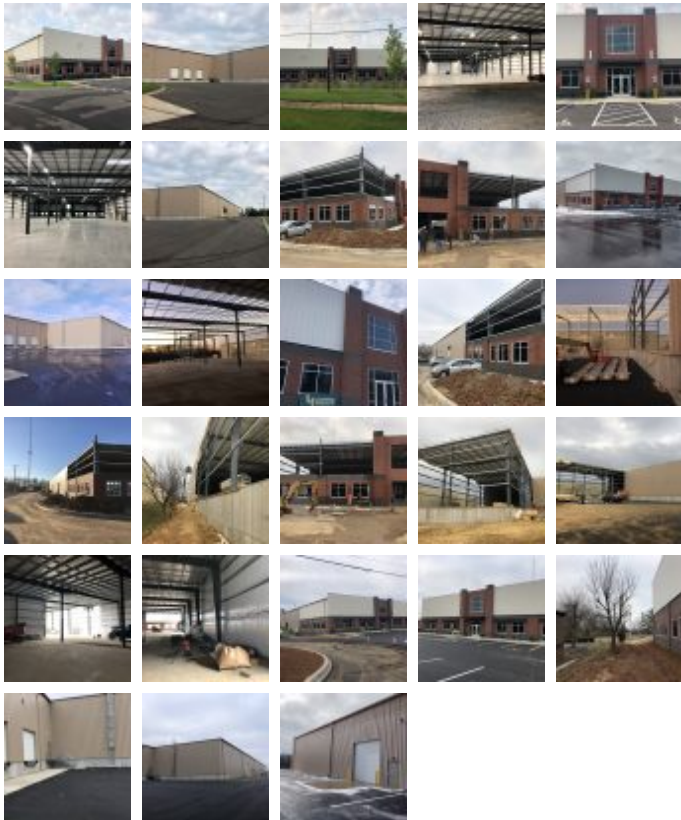
### Office / Warehouse

Square Feet : 40,000 s.f.

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

Contraction Dates : 10-17-19 thru 2-18-2020

End User : Industrial



40,000 s.f. speculative office warehouse located in the Bluegrass Industrial Park leased to Universal woods. As a Universal Woods brand product, ChromaLuxe the world's leading brand of high-definition sublimatable print media fabricates their product in this building. The combination of color brilliance, superior durability and archival qualities makes ChromaLuxe the perfect choice for image reproduction. This factory makes specialized aluminum sandwich type sheet metal products used or resold to other fabricators for aluminum trinket type products and





printable sheets for large art work projects.

This is a The facility is a Butler wide span custom engineered and manufactured metal building with MR-24 standing machine seamed roof system. With it's 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 walls have R-18 white vinyl heavy backed insulation. The building slabs 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 exteriors (block brick type media) decorative facade, with insulated aluminum storefront glass, all insulated with e-glass. The remainder of the building has Butler shadow-wall metal 26-gage panel on the sides and rear.

The building has a fire suppression system, 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 ready for the new tenant.

Designed and built by Lichtefeld, Inc.