



UNIVERSAL WOODS'

HEADQUARTERS AND PRODUCTION FACILITY

TWO BUILDINGS

107,768 SF

20-YEAR SALE LEASEBACK

LOUISVILLE, KY

INVESTMENT SUMMARY

JLL INDUSTRIAL CAPITAL MARKETS



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INTRODUCTION

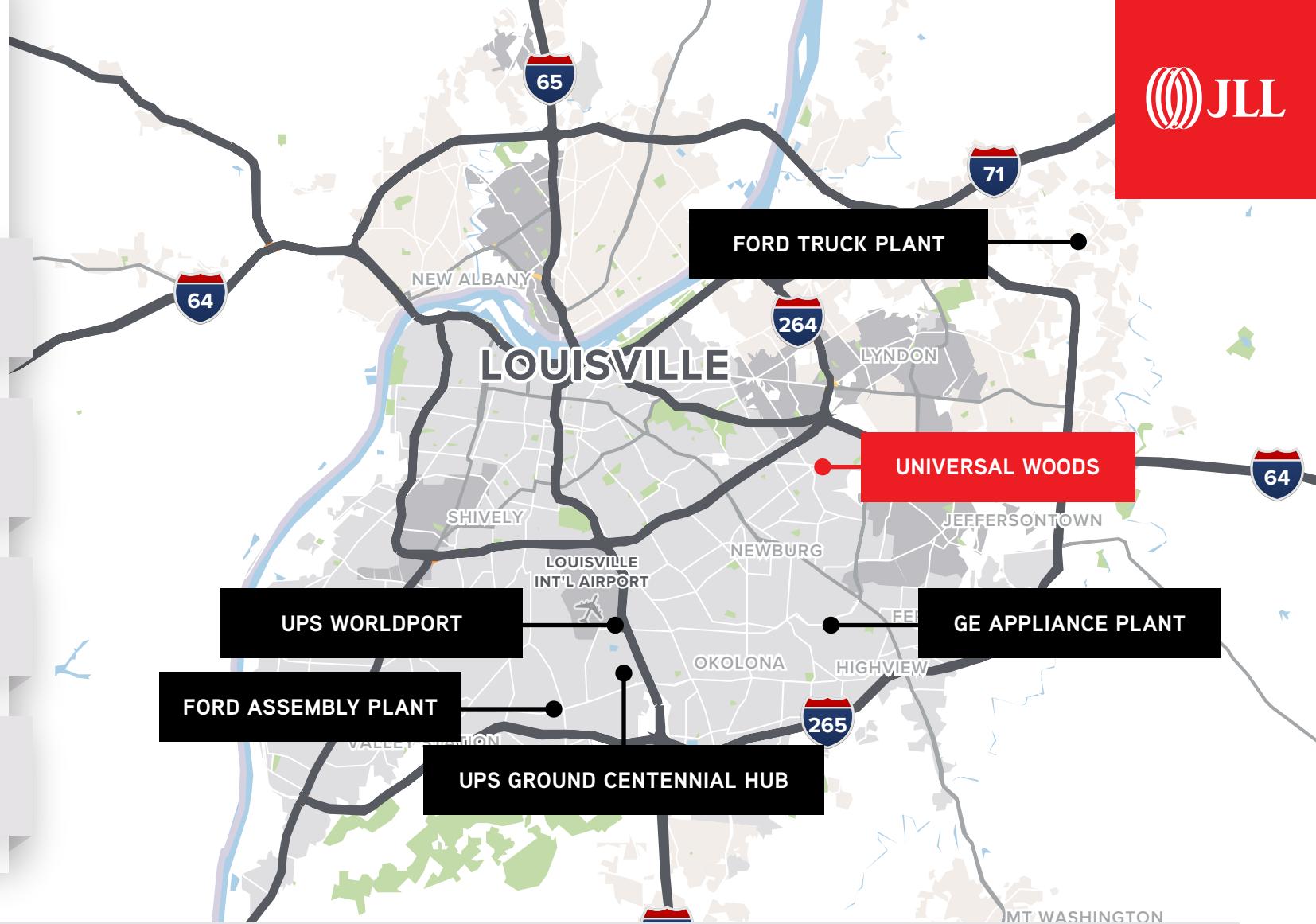
JLL, as exclusive advisor to Universal Woods, LLC (“The Tenant”), is pleased to offer the fee simple interest in the firm’s two-building production facility and headquarters located at 2600-2710 Grassland Drive in Louisville, Kentucky (the “Offering”). Situated in a dense industrial cluster within the high-image Bluegrass Commerce Park, the adjacent assets total 107,768 square feet of mission-critical manufacturing, warehousing, and corporate space. Universal Woods has invested heavily to outfit its Grassland Drive Headquarters and Production Facility with hundreds of feet of heavy machinery required to produce hard surface coated products for dye sublimation and engineered wood panels for mezzanine flooring. The Facility’s importance to Universal Woods’ operations is evidenced by its proposed 20-year commitment to the Properties, which is secured by Universal Woods’ impressive financial profile and high bolt-down costs associated with the firm’s sustained investment.

TRANSACTION SUMMARY

BUILDING	ADDRESS	CITY	STATE	YEAR BUILT	CLEAR HEIGHT	SIZE (RSF)
1	2600 Grassland Drive	Jeffersontown	Kentucky	1977	20'	89,535 SF
2	2710 Grassland Drive	Jeffersontown	Kentucky	1975	16'	18,233 SF
WAV/Total:						107,768 SF

INVESTMENT HIGHLIGHTS

- 01 COMMITTED TENANCY WITH TERM
- 02 ABSOLUTE MISSION-CRITICAL FACILITY
- 03 BELOW REPLACEMENT COST ASSET IN A RED-HOT MARKET
- 04 COVETED INFILL LOCATION



KEY DISTANCES

I-64 (VIA S HURSTBOURNE PARKWAY)	2.0 Miles	I-71	13.5 Miles
I-265 (VIA TAYLORSVILLE RD)	6.1 Miles	FORD ASSEMBLY PLANT	14.1 Miles
GE APPLIANCE PLANT	8.6 Miles	UPS WORLDPORT/LOUISVILLE INTERNATIONAL AIRPORT	14.2 Miles
DOWNTOWN LOUISVILLE	12.9 Miles	UPS GROUND CENTENNIAL HUB	17.1 Miles
I-65	13.2 Miles	FORD TRUCK PLANT	18.0 Miles

PROPERTY OVERVIEW

UNIVERSAL WOODS' PRODUCTION FACILITY

TOTAL SF	107,768 SF
SITE SIZE	5.97 Acres
CONSTRUCTION TYPE	Masonry
CAR PARKING	85 Spaces
TRAILER PARKING	5 Stalls

2710 GRASSLAND DRIVE

2710 GRASSLAND SF	18,233 SF
YEAR BUILT	1975
OFFICE SF / %	550 SF (3%)
CLEAR HEIGHT	16'
COLUMN SPACING	N/A
DOCK DOORS	Two (2)
DRIVE-IN DOORS	One (1)
HVAC DETAILS	Central heating and air throughout
CONSTRUCTION TYPE	Concrete foundation and with Brick, Block exterior
ROOF TYPE	Flat
FIRE PROTECTION	None

2600 GRASSLAND DRIVE

2600 GRASSLAND SF	89,535 SF ¹
YEAR BUILT	1977
OFFICE SF / %	7,876 SF/8.8% ²
CLEAR HEIGHT	20'
COLUMN SPACING	40'
DOCK DOORS	Two (2)
DRIVE-IN DOORS	Two (2)
HVAC DETAILS	Roof-top air conditioning unit and electric units
CONSTRUCTION TYPE	Concrete Masonry
ROOF TYPE	Standing Seam, TPO
FIRE PROTECTION	Wet
POWER	2,000 amps

1: Property Square Footage excludes all second floor space

2: 3,200 SF of second floor office is excluded from the office square feet and office % calculation



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**The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage. Given the prevailing domestic and global uncertainty arising from the Coronavirus, we recommend that the intended recipients of this information regularly seek our guidance.