

FOR SALE — INDUSTRIAL LAND

1447 LEVERING ST

Louisville, KY 40208 | ±1.63 Acres | Zoned M-2



\$525,000 PRICE	1.6277 AC LOT SIZE · 70,902 SF	M-2 ZONING · INDUSTRIAL	031J01500000 PARCEL ID
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OVERVIEW

1447 Levering St is a ±1.63-acre industrial site in Louisville's urban core, zoned M-2 and ready for development. The parcel runs frontage-to-alley between Levering Street and Levering Alley, giving a buyer both street access and rear service access on the same site — a layout well suited to a fenced yard, contractor storage, distribution, or a flex/industrial building.

The site is being sold as land, priced to move independent of any specific building program. That said, a full engineering package already exists for a ±22,125 SF flex-space building. So a buyer who wants to build has a running start rather than a blank sheet of paper.

UPSIDE: DRC APPROVED DEVELOPMENT PLANS

DRC-cleared civil plans and a completed geotechnical study for a ±22,125 SF flex building convey with the land. Detail on page 4.

PROPERTY DETAILS

Address	1447 Levering St, Louisville, KY 40208
Parcel ID	031J01500000
Lot Size	1.6277 AC / 70,902.60 SF
Property Type	Land — Industrial
Current Use	Vacant
Zoning	M-2
Form District	Traditional Workplace
Frontage	Levering St (50' R/W)
Rear Access	Levering Alley (20' R/W)
Utilities	Gas, electric, water, sanitary sewer, and telecom — all available to the site
Soil	~4 ft. of old fill over natural sand; no bedrock or groundwater encountered in geotechnical borings — see DD file

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ZONING

Zoned M-2 (Industrial) under the Louisville Metro Land Development Code, within the Traditional Workplace Form District. M-2 supports a broad range of industrial and light-commercial uses by right — warehousing/distribution, manufacturing, contractor and trade shops, outdoor storage, and flex/showroom space among them. Max building height allowed is 45', max F.A.R. is 1.0. Buyers should confirm specific use eligibility with Louisville Metro Planning & Design Services for their intended operation.

AT A GLANCE

45'
MAX HEIGHT

1.0
MAX F.A.R.

50' R/W
LEVERING ST

20' R/W
LEVERING ALLEY

POTENTIAL UPSIDE & LOCATION



A complete civil engineering package (Land Design & Development, Inc., Sept. 2024) already exists for a ±22,125 SF single-story flex building with 9 bay doors, individual suites, and 26 on-site parking spaces. The plan has cleared Louisville Metro's Development Review Committee (DRC) — it only needs to be resubmitted for final compliance review to pull building permits. For a buyer who wants to build rather than just hold land, this cuts months off a typical entitlement timeline. Ownership would also consider a build-to-suit-then-sell arrangement for the right user.

±22,125 SF PLANNED BUILDING	9 BAY DOORS	26 PARKING SPACES	DRC PLAN CLEARED
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LOCATION



I-65 on-ramp	~2 min
St. James Court (Old Louisville)	~4 min
University of Louisville	~5 min
Churchill Downs	~6 min
Louisville CBD (Downtown)	~7 min
Louisville Muhammad Ali Int'l Airport / UPS Worldport	~12 min
Ford Louisville Assembly Plant	~13 min
Commerce Crossings Industrial Park	~18 min
Riverport Industrial Park	~22 min
Bluegrass Industrial Park / Ford Kentucky Truck Plant	~26 min

Drive times are approximate, off-peak estimates. All property information contained herein has been obtained from sources believed to be reliable; however, no warranty or representation, expressed or implied, is made as to its accuracy or completeness. Prices, terms, availability, and other details are subject to change or withdrawal without notice. Photographs, renderings, and other images are provided for illustrative purposes only and may depict finishes, fixtures, dimensions, or views that differ from the actual property. Prospective purchasers and tenants should conduct their own independent investigations, inspections, and verifications.

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