

1500 Algonquin Pkwy

Category	Checklist Item	Details/Description
Property Info	Address	1500 Algonquin Parkway Louisville KY 40216
	Property Type	Industrial Warehouse Building
	Total Square Footage	37,292 Square Feet of Building Improvements
	Lot Size	3.1942 Acres (139,139 Square Feet of land)
	Zoning Classification	EZ-1 - commercial, warehouse, industrial use
	Number of floors	1 + basement
Building Features	Office Space	3,600 SF of office space. 4-5 offices, reception area, open work space, (1) conference room and (4) restrooms.
	Loading Docks	2 8x10
	Ceiling Height	Ceilings are suspended acoustical tiles in the office space. Exposed structure walls and ceilings for manufacturing space. 15' feet clear height.
	Power Supply/Electric/Volt/AMP	2 submeters, 480/Volt, Adequate-3-phase/LED and fluorescent lights
	HVAC System	Fully HVAC for office and suspended gas heat for manufacturing
	Drive-in Doors	4, 2 larger drive-in doors 9x12
	Freight Elevator	N/A
	Overhead Doors	8 overhead doors, 2 with a dock
Site Features	Parking	Ample parking on site. 35+ parking spaces with fenced security. Additional land along Algonquin for future growth.
	Security	The rear is completely fenced in (rolling door installed in 2023) for privacy and secure entry.
	Accessibility	the accessibility of the subject neighborhood is very good due to access to the Watterson Expressway.
	Sprinkler	Fully Sprinkled-Wet
Utilities	Water Supply	Readily available- Louisville MSD
	Sewer	Readily available- Louisville MSD
	Internet	Yes
Financials	Sale Terms	\$1,795,000 (cash to seller)
	Lease Rate	\$4.00/SF NNN
	Property Taxes	\$17,941.21 (2023 Jefferson County Property Tax)
Legal/Compliance	Title Status	Available upon request by CORE Real Estate (listing broker)
	Environmental Reports	N/A
	Permits	N/A
Marketing	Photography	Provided by CORE Real Estate (listing broker)
	Virtual Tour	Available upon request by CORE Real Estate (listing broker)
Contacts	Exclusive Listing Broker	CORE Real Estate- Tyler Smith, CCIM and Lee Weyland, CCIM
	Showing Instructions	Contact Listing Broker- CORE Real Estate

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