



SMALL BAY INDUSTRIAL WAREHOUSES FOR LEASE

13711 AIKEN RD

Louisville, KY 40210

\$14.75/SF/YR

NNN Lease Rate

2,000 SF

Office

3,000 SF

Warehouse

M-2

Zoning



OVERVIEW



MARCH, 2026

Building A Available for Occupancy



SUMMER, 2026

Building A Addition Completion



FALL/WINTER, 2026

Building B Available for Occupancy

This East End industrial site presents a rare chance to secure functional space today with meaningful growth built into the years ahead. Situated off Aiken Road with immediate access to the Gene Snyder, the property sits in one of Louisville's most constrained small-bay submarkets—an area where quality industrial supply is limited and demand from contractors, service firms, and specialty users remains consistently strong.

The site features two freestanding buildings positioned on 1.58 acres, each with its own identity and flexibility. One structure offers space that will be available well before the second, while the other represents a ground-up development opportunity delivering in 2026. Together, they create a path for users who need space now, users who are planning for future expansion, or those looking to secure a long-term presence in a corridor with very little new product in the pipeline.

Whether leased individually or as a combined footprint, the property gives tenants optionality, scalability, and a level of input into future improvements that is increasingly hard to find in Louisville's industrial market.



BUILDING A

 **5,000 SF**

Total Existing Building Area

 **2,000 SF**

Office Area

 **3,000 SF**

Warehouse Area

 **Negotiable**

Lot Size

 **M-2**

Zoning

 **Three**

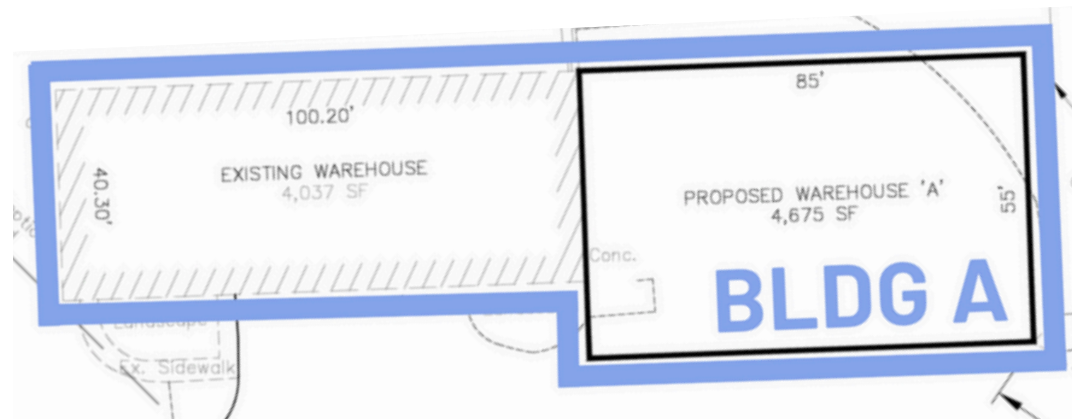
Bay Doors

 **9,675 SF (Divisible)**

Total Area for Bldg A after Construction

Building A offers an immediate 5,000 square feet of functional office/warehouse space with three bay doors, three-phase power, and efficient 100' x 40' dimensions. The Landlord has plans to add an additional 4,675 square feet of warehouse area in 2026, bringing the total building size to 9,675 square feet upon completion. Tenants who engage early will have the rare ability to influence the layout and specifications of the upcoming expansion, ensuring the space is built around their operational needs rather than adapting after the fact.

The site configuration also allows for outdoor storage, and additional yard area can be secured through negotiation depending on a tenant's requirements. This combination of existing functionality, planned growth, and customization potential makes Building A an excellent fit for contractors, service operators, light industrial users, and groups seeking efficient small-bay warehouse space in the East End.



BUILDING A



BUILDING B



9,900 SF

Total Proposed Building Area



Negotiable

Office Area



9,900 SF

Warehouse Area



Negotiable

Lot Size



M-2

Zoning

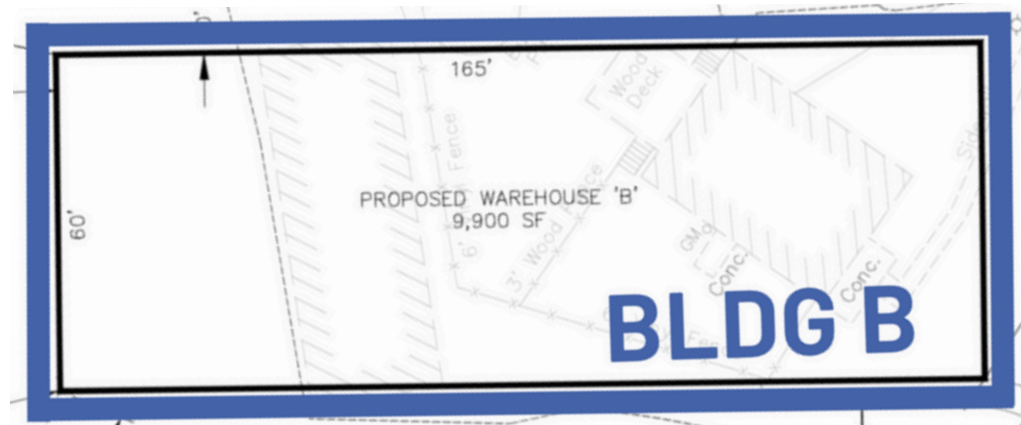


Negotiable

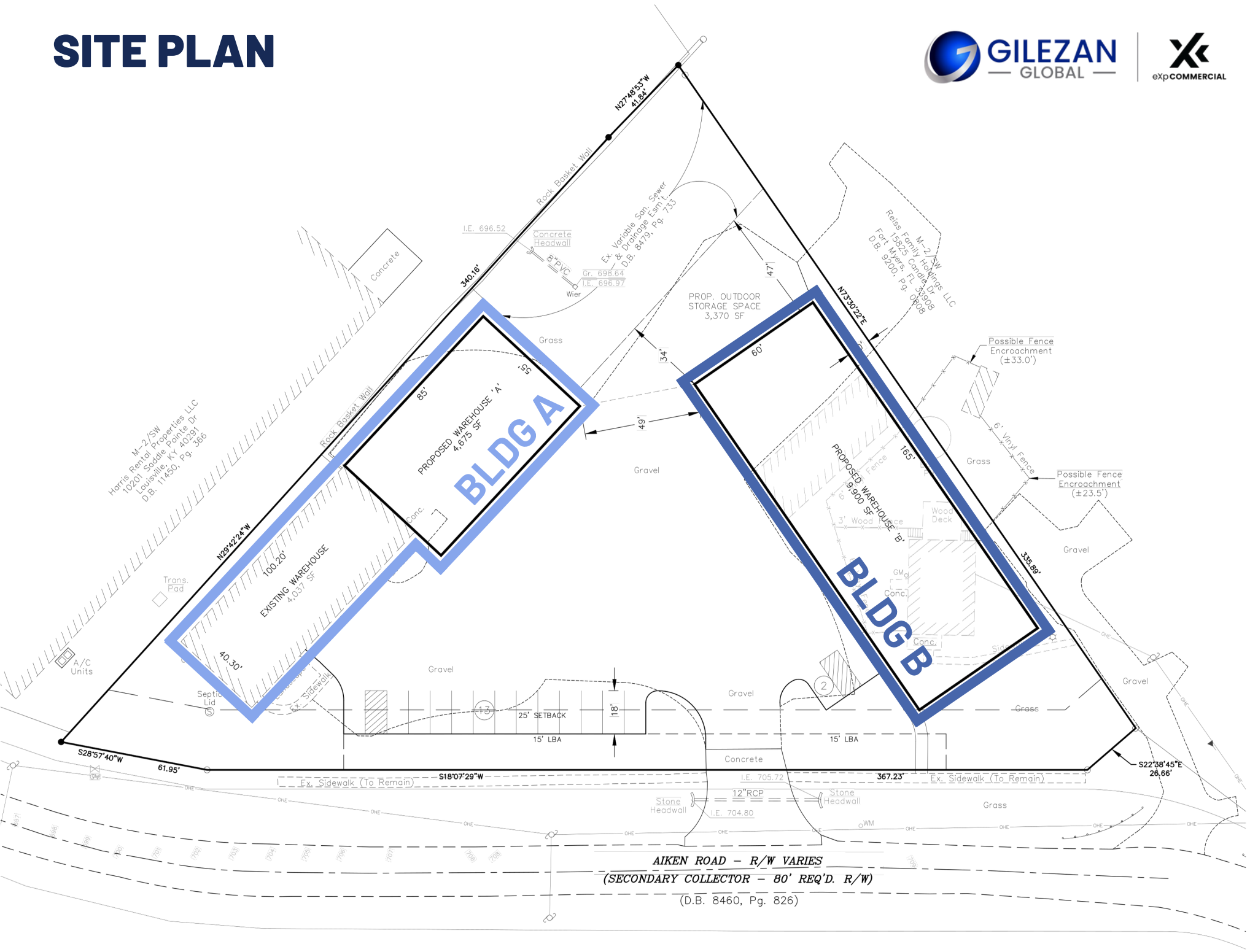
Dock/Bay Doors

Building B will offer approximately 9,900 square feet of brand-new industrial construction delivering in 2026. As a true build-to-suit opportunity, this structure provides unmatched flexibility for tenants who want to shape the space from the ground up. Early involvement allows users to influence key elements such as office allocation, loading design, power capacity, and overall workflow layout—ensuring the building is purpose-built around their exact operational requirements.

Building B can be leased on its own or combined with Building A to create nearly 20,000 square feet of contiguous East End industrial space for a single user. It is equally viable for a separate tenant seeking new construction with the ability to incorporate highly customized improvements. With excellent proximity to the Gene Snyder and strong demand for small-bay product in this submarket, Building B presents a rare chance to secure tailor-made industrial space in one of Louisville's most constrained and desirable industrial corridors.



SITE PLAN



M-27/SW
Harris Rental Properties LLC
10001 Saddle Pointe Dr
Louisville, KY 40291
D.B. 11450, Pg. 368

M-27/SW
Reiss Family Holdings LLC
Fort Hayes Pl. 38708
D.B. 9200, Pg. 098

AIKEN ROAD - R/W VARIES
(SECONDARY COLLECTOR - 80' REQ'D. R/W)
(D.B. 8460, Pg. 826)

SITE AERIAL



LEASE OFFERING

Rental Rate

Base Rent/SF/YR	Mo. @ 19,575 SF	Ann. @ 19,575 SF
\$14.75	\$24,060.94	\$288,731.25

Lease Terms

- NNN - Tenant pays for all operating expenses of the property.
- 3-Year minimum term.
- Single or Multi-Tenant, Minimum Space is 2,500 SF
- Build-Outs/Tenant Improvements are negotiable.

Tenant Responsibilities

- Utilities
- Repairs & Maintenance
- Property/Building Improvements
- Property Taxes
- Insurance

Ideal Users

- Light Distribution/E-Commerce
- Manufacturing
- Storage
- Contractors

DEMOGRAPHICS

	1 - Mile	5 - Miles	10 - Miles
2024 Population	3,139	108,045	355,945
Median Age	46.9	41.6	41.6
Average HH Income	\$156,321	\$126,515	\$116,372
Owner-Occupied %	81.8%	72.3%	70.8%
Households	1,213	43,351	146,417



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