

FOR SALE

4504 ILLINOIS AVE

Louisville, KY 40213



\$1,500,000

Asking Price

(Does NOT Include Overhead Crane)

.45 AC

Lot Size

14,400 SF

Building Total

~1,000 SF

Office

~13,400 SF

Warehouse

16' - 30'

Clearance

M-2

Zoning

3

Bay Doors

3-Phase

Electric

14,400 SF CRANE-SERVED FLEX WAREHOUSE

A rare chance to own a well-configured, heavy-duty flex facility in Louisville's Watterson Industrial Park. Located minutes from the Airport with quick access to I-64, I-65, and I-264, this 14,400 SF building sits on a half acre and is built for industrial users seeking over 1000 Amps, 480V, high clearance, large bay doors, and an optional 25-ton overhead crane already in place.

FEATURES:

Industrial Power 3-phase | Over 1000 Amps | 480 Volts

Material Handling 25-Ton Crane | 3 Bay Doors: 14'x14', 14'x15', and 14' x 20'

Clear Height 5,000 SF @ 30' | 6,400 SF @ 23' to 26' | 3,000 SF @ 16'

Office Built Out Around 1,000 SF of Existing Office Space

Zoning M-2; Heavy Industrial

INDUSTRIAL AMMENITIES:

- Overhead Crane w/ 25 Ton capacity. Seller would dismantle and remove if not needed by a buyer.
- Air lines and hookups ran throughout facility.
- Oversized bay doors, block and steel frame construction and newer roof.
- M-2 Zoning allowing for a variety of heavy and light industrial uses.
- Central location to major interstates and industrial hubs in Louisville.
- Extra thick, reinforced slab capable of handling excessive loads.



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\$92M+

Transaction Volume

101+

Successful Transactions

1,500,000+

SF Transacted



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