



INDUSTRIAL WAREHOUSE & OFFICE FOR LEASE

4676 JENNINGS LN

Louisville, KY 40218



\$11.10/SF/YR

NNN Lease Rate

9,600 SF

Office

10,400 SF

Warehouse

1.31 ACRES

Lot Size

PROPERTY OVERVIEW



20,000 SF

Total Building Area



9,600 SF

Office Area



10,400 SF

Warehouse Area



1.31 Acres

Lot Size



M-3

Zoning



One (12' x 14')

Bay Doors



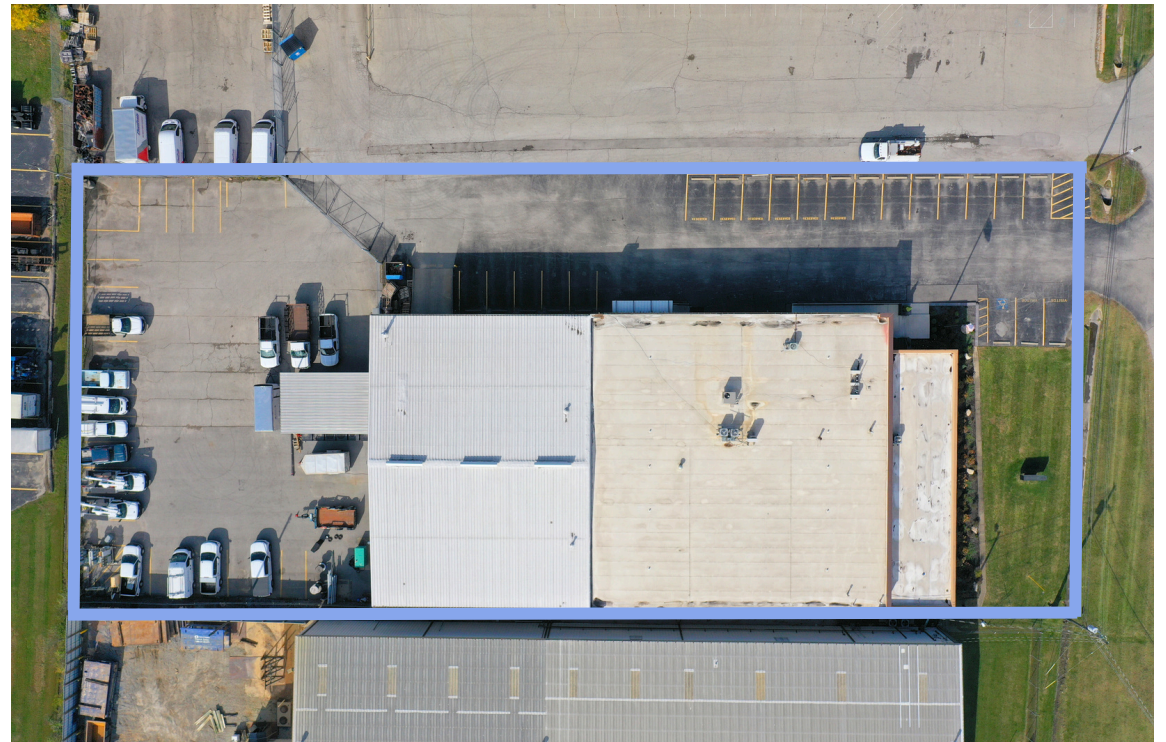
Four (8' x 8')

Dock Doors



17'

Peak Clear Height



Gilezan Global is pleased to present a renovated office/warehouse facility with a 50/50 footprint and secure outdoor storage. Positioned in an established industrial corridor with direct access to I-264 and I-65, this property is well-suited for contractor headquarters, trades, service operations, or manufacturing groups requiring both administrative and field operations under one roof. The office layout currently supports ~40 employees and includes multiple conference, training, and collaboration areas.



BUILDING DETAILS

UTILITIES

Electrical

- Single - Phase
 - 120/240 V
 - 400 A

Heating/Air

- Insulated Warehouse
- Central Heating & Air for Office

Plumbing

- Connected to city water and sewers



1965/2018

Year Built/Renovated



Block & Steel, Raised Slab

Building Construction

Office Breakdown

Room	Quantity
Private Offices	26
Conference Rooms	2
Training Room	1
Bathroom	3
Breakroom	1

Docks & Doors

Type	Quantity (L x W)
Docks Doors	4 - (8' x 8')
Drive-In w/ Ramp	1 - (12' x 14')



OFFICE SPACE



WAREHOUSE



FLOORPLAN

200 ft



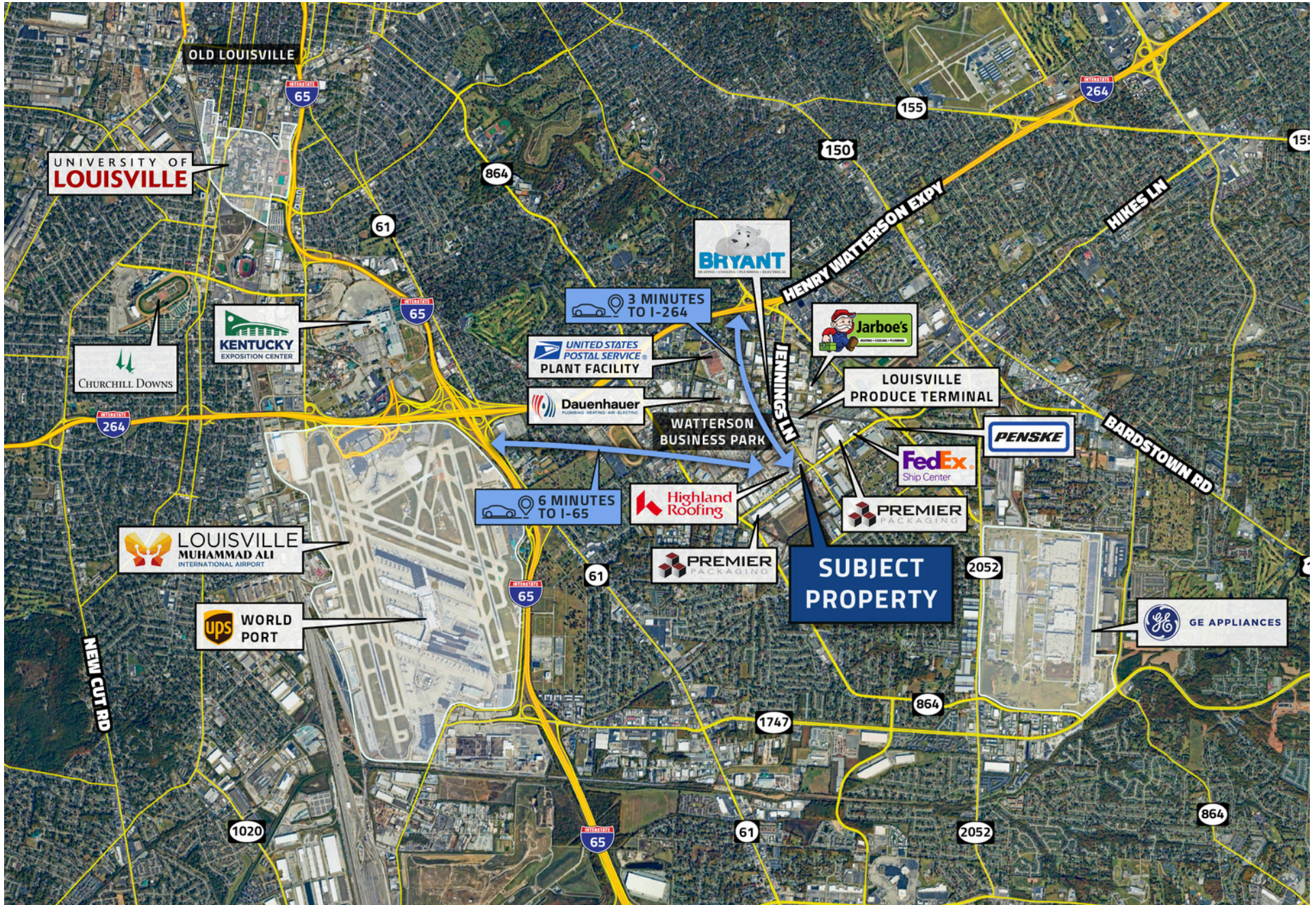
100 ft

Dock Dock

Drive-in

14' Wide Ramp

SITE LOCATION



DEMOGRAPHICS

	1 - Mile	3 - Miles	5 - Miles
2020 Population	5,657	87,468	247,006
2024 Population	5,547	83,437	236,283
Average Age	36.8	37.9	38.4
Avg. Household Income	\$55,879	\$73,506	\$80,342
Median Household Income	\$45,209	\$53,692	\$58,825

LEASE OFFERING

Cost Breakdown

Base Rent/SF/YR	Annual	Monthly
\$11.10	\$222,000	\$18,500
NNN Estimate ***		
\$1.90	\$38,000	\$3,166.67
Base Rent + CAM		
\$13.00	\$260,000	\$21,666.67

*** Estimate Includes: Property Taxes, Insurance, & Maintenance

Lease Terms

- NNN - Tenant pays all operating expenses of the property.
- 5-Year minimum term.
- Single Tenant
- Additional terms negotiable based on tenant credit and lease conditions.

Tenant Responsibilities

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

Ideal Users

- Contractor HQ
- Trade Companies
- Light Manufacturing
- Residential/Commercial Services





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