



# 6301 Fern Valley Pass

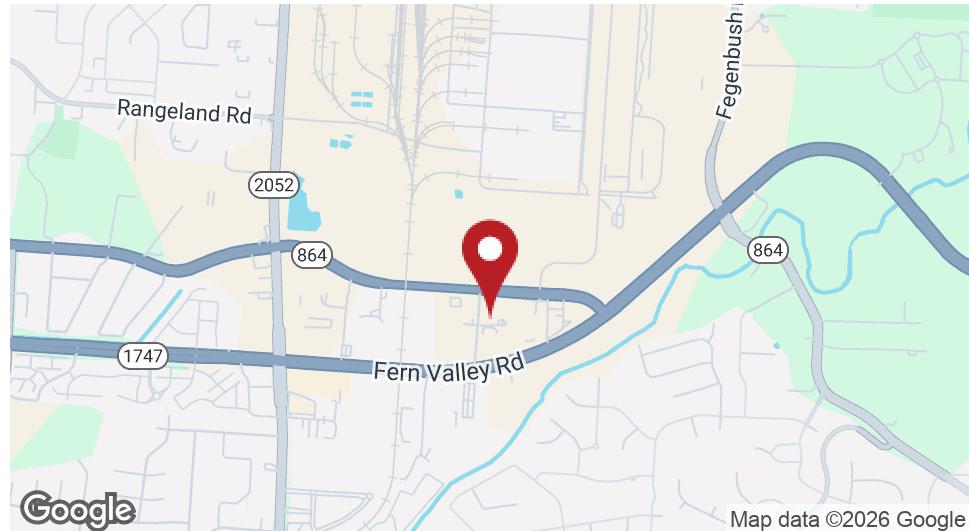
6301 Fern Valley Pass,  
Louisville, KY 40228

FOR LEASE



**HOAGLAND**  
COMMERCIAL

# EXECUTIVE SUMMARY



## Offering Summary

Lease Rate:	\$10.75 SF/yr (NNN)
Building Size:	10,500 ± SF
Available SF:	10,500 ± SF
Lot Size:	42,635 ± SF
Zoning:	PEC

## Property Overview

Now available! This 10,500 SF industrial building offers a versatile layout ideal for warehouse, distribution, or light manufacturing users. Situated on a large lot, the building offers ample on-site parking and excellent circulation for employees, customers, and deliveries. The property also offers quick access to I-65 and I-264, as well as close proximity to nearby food and retail amenities. Currently under new ownership, the property is undergoing a full renovation including fresh paint, office updates, new flooring, new warehouse lighting, and more. Ownership is also adding a new construction 5,000 ± SF industrial building on .3 ± AC at the rear of the property that can be leased separately for \$12.75 PSF + NNN. Please call with any questions or to schedule a tour.

## Property Highlights

- Front office/showroom providing a professional entry point
- Large open warehouse well suited for storage and operations
- Oversized drive-in door at the rear allows for convenient loading and unloading

**John Hoagland, Jr., CCIM**

**Partner**

**t:** 502.403.1883

**e:** john@hoaglandcommercial.com

## ADDITIONAL PHOTOS



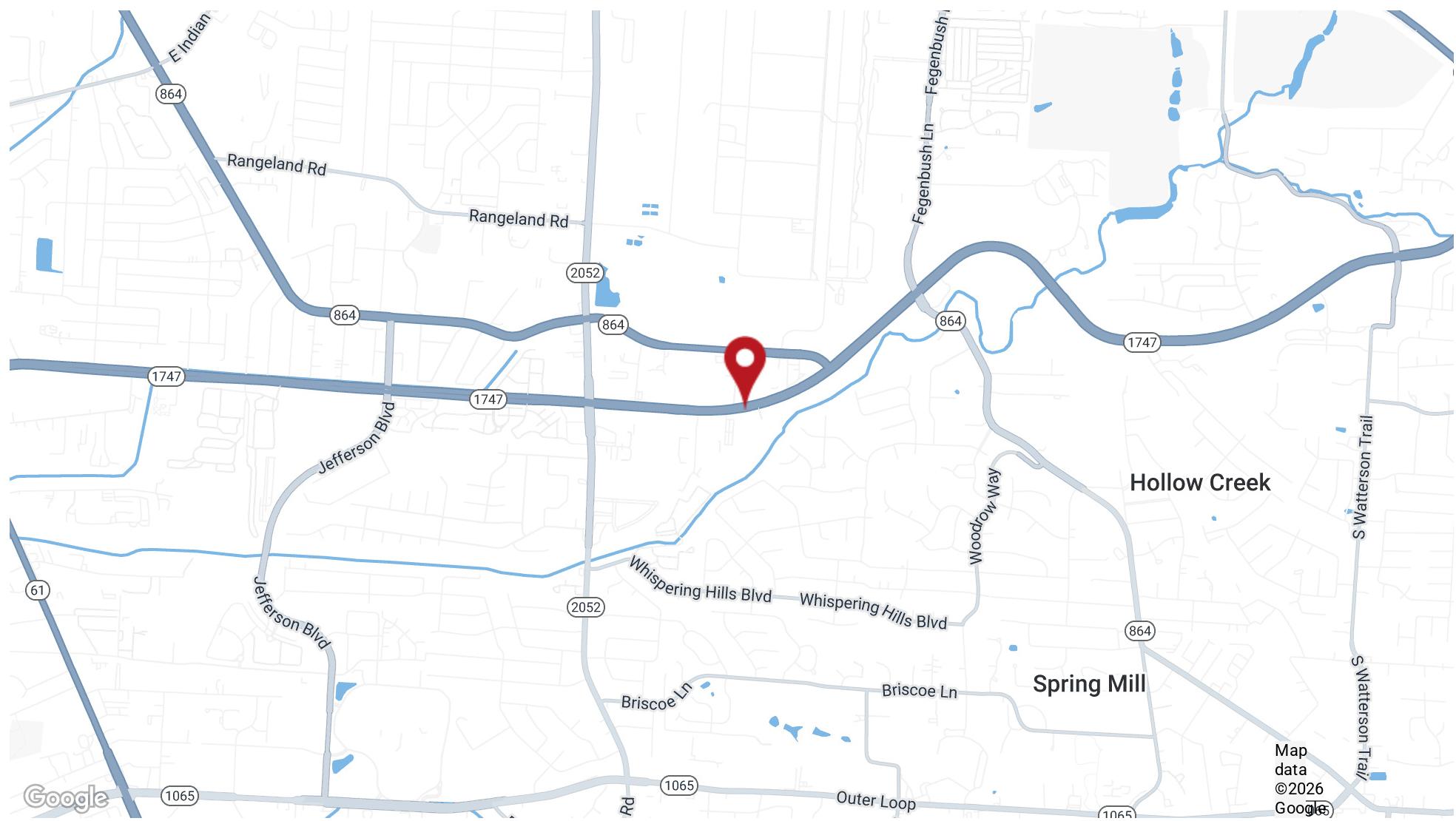
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# LOCATION MAP



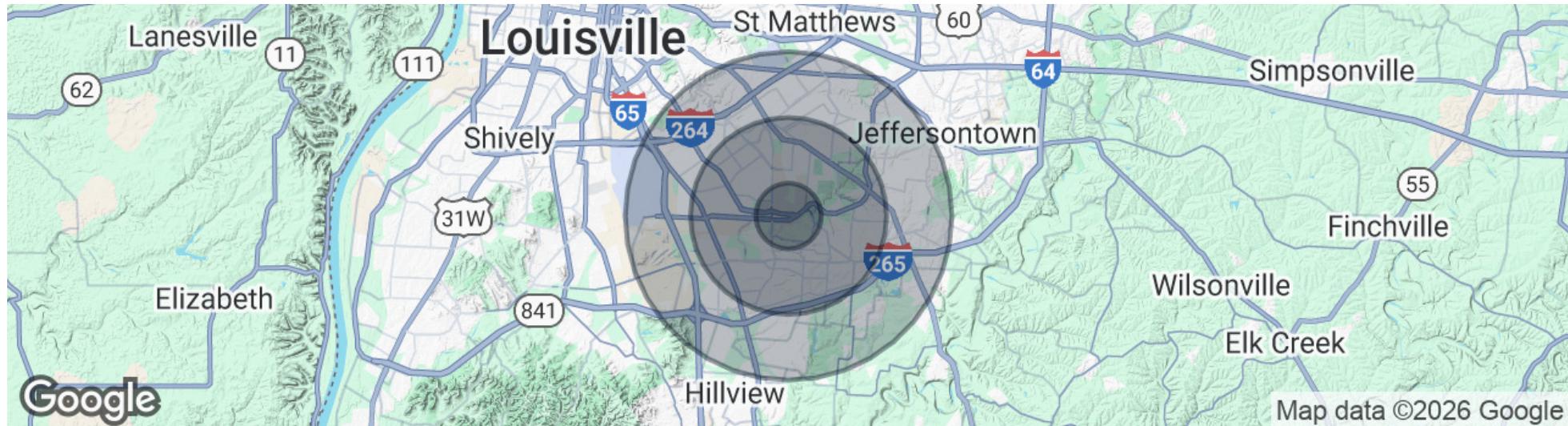
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# DEMOGRAPHICS MAP & REPORT



## Population

	1 Mile	3 Miles	5 Miles
Total Population	8,816	90,365	207,260
Average Age	39	40	40
Average Age (Male)	38	38	39
Average Age (Female)	40	41	42

## Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	3,601	36,439	84,974
# of Persons per HH	2.4	2.5	2.4
Average HH Income	\$76,796	\$78,069	\$86,233
Average House Value	\$205,802	\$210,788	\$237,910

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