



Accelerating success.



FOR SALE

# Historic Urban Industrial Opportunity For Sale

This rare commercial opportunity is located in an Opportunity Zone on historic West Main Street on the edge of Downtown Louisville.

[View online at colliers.com/louisville](https://colliers.com/louisville)

**Reed Weinberg**  
Executive Vice President  
+1 502 365 3840  
[Reed.weinberg@colliers.com](mailto:Reed.weinberg@colliers.com)

**Jenny Johnston**  
Vice President  
+1 502 365 3840  
[Jenny.johnston@colliers.com](mailto:Jenny.johnston@colliers.com)

# 1001 W Main St

## Prime Location

Constructed in 1923, the building contains 40,000 + sf on the first and second floors that was previously used for both office and warehouse use. The lower level is 18,000 + sf that has direct access off of the street and can be to easily converted to a 38-space parking garage. The building is located just off of the I-64 on ramp and is just one block off historic museum row. The site abuts Phase 4 of the soon-to-be expanded waterfront park, which should provide an enormous enhancement to the immediate area.

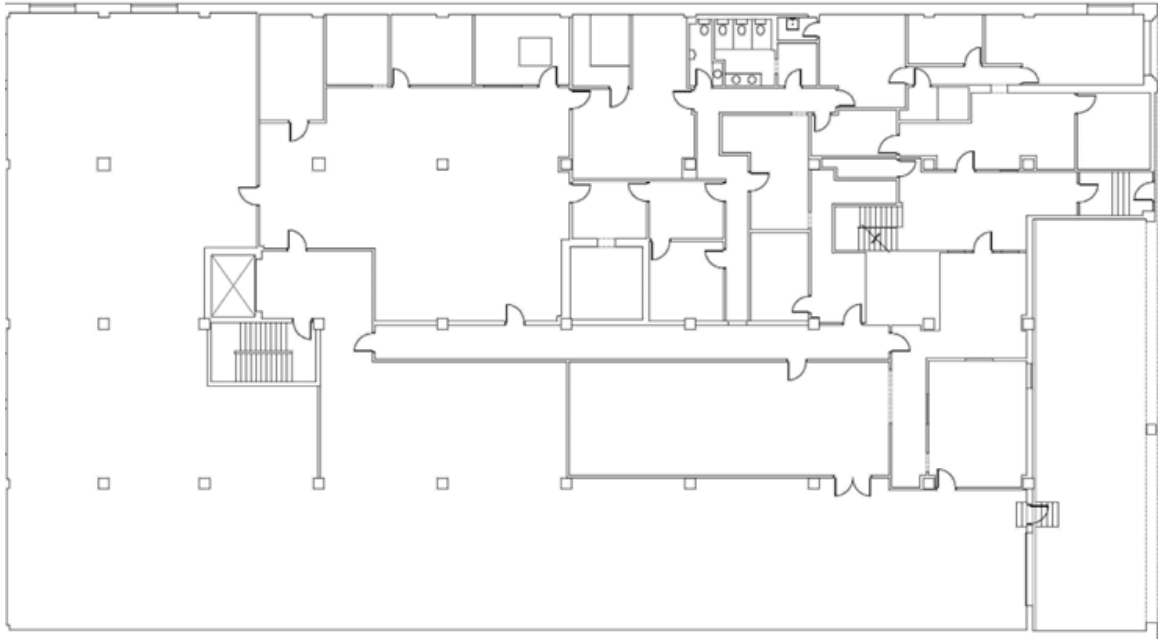
This presents an excellent opportunity for a tourism related user, or a warehouse/industrial user who is seeking a building with historic character in an urban setting.

- Size: 59,150 + sf (40,580 on 1st/2nd floor, 18,570 full lower level)
- Parcel Size: .5 acres
- Zoning: EZ 1
- Drive in doors: 2 (one dock door)
- Parking: Plans for 38 space indoor parking facility
- Price: \$2,500,000



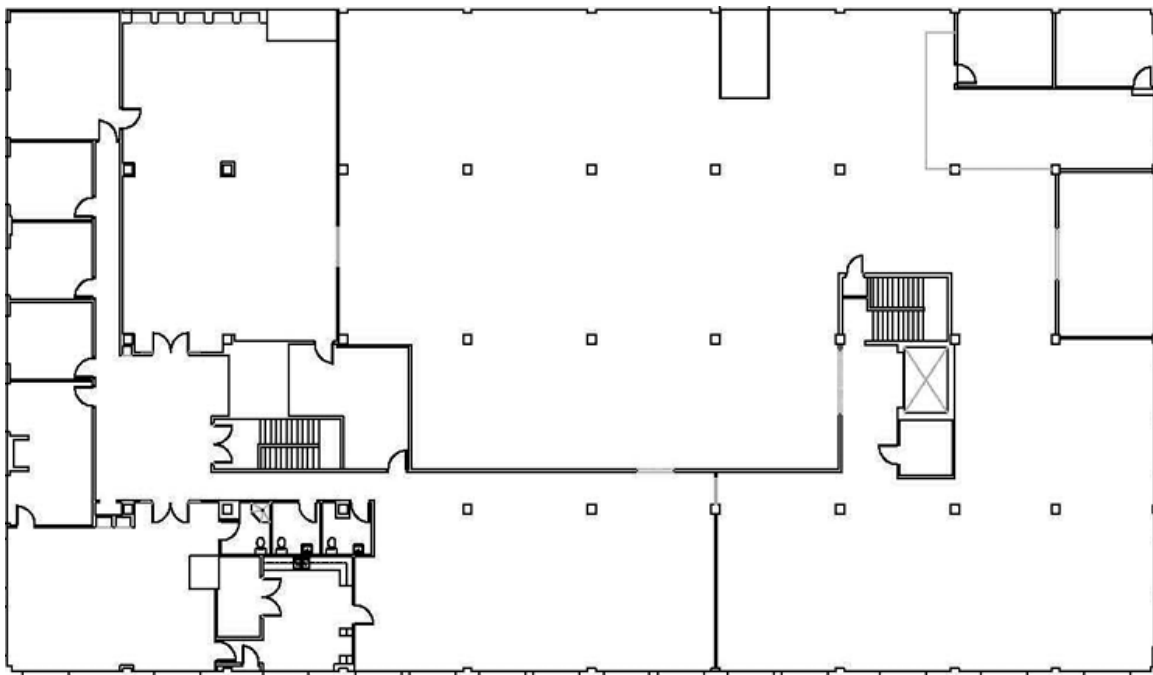
# First Floor

---

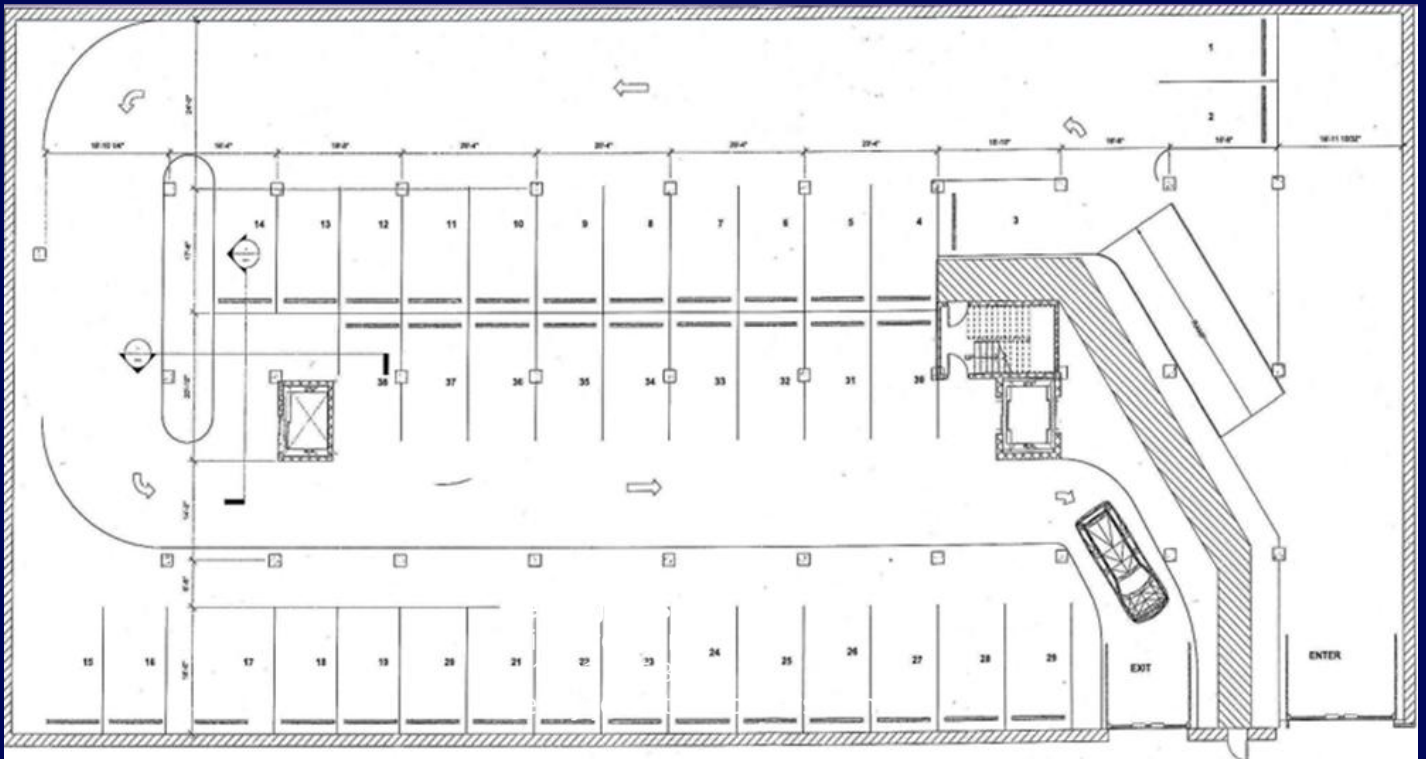


# Second Floor

---



# Lower-Level Parking Concept



View online at [colliers.com/louisville](https://colliers.com/louisville)

**Reed Weinberg**  
Executive Vice President  
+1 502 365 3840  
[Reed.weinberg@colliers.com](mailto:Reed.weinberg@colliers.com)

**Jenny Johnston**  
Vice President  
+1 502 365 3840  
[Jenny.johnston@colliers.com](mailto:Jenny.johnston@colliers.com)



**Colliers Louisville**  
1757 Frankfort Ave, Suite 102  
Louisville, KY 40206  
502 365 3840

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.