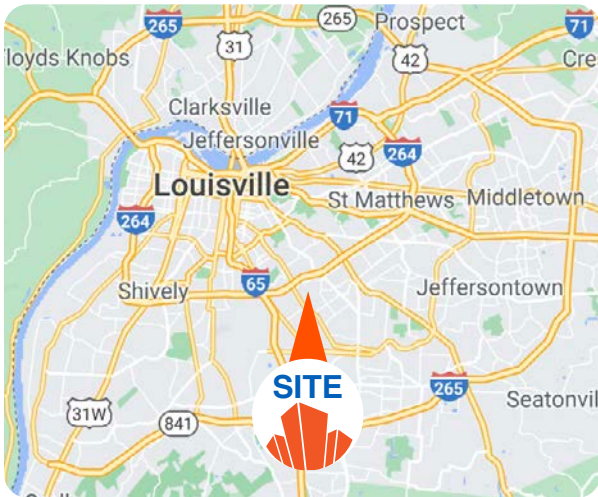




OFFICE / FLEX SPACE – FOR SALE OR LEASE

3301 Stober Rd | Louisville, KY 40213



FOR SALE: SEE AGENT
FOR LEASE: SEE AGENT
60,000± SF • 5.25 ACRES AVAILABLE

- **Renovation:** Significant building upgrades completed in 2017
- **Technology Infrastructure:** Designed for high-performance data, voice, and specialized lab environments
- **Network:** Structured fiber backbone with dedicated 12-strand fiber optic cable connecting MDF to all IDFs
- **Power:** 300 kW generator supporting approximately 30,000 SF
- **Roof:** New 20-year roof (2025) by Highland Roofing
- **Security:** Card access system for controlled entry
- **Loading:** 2 dock-high doors
- **Parking:** 266 parking spaces available on-site
- **Zoning:** M-3 (Industrial)

AERIAL

Annshire Ave



Stober Rd

Stober Rd

STOBER RD

Robards C

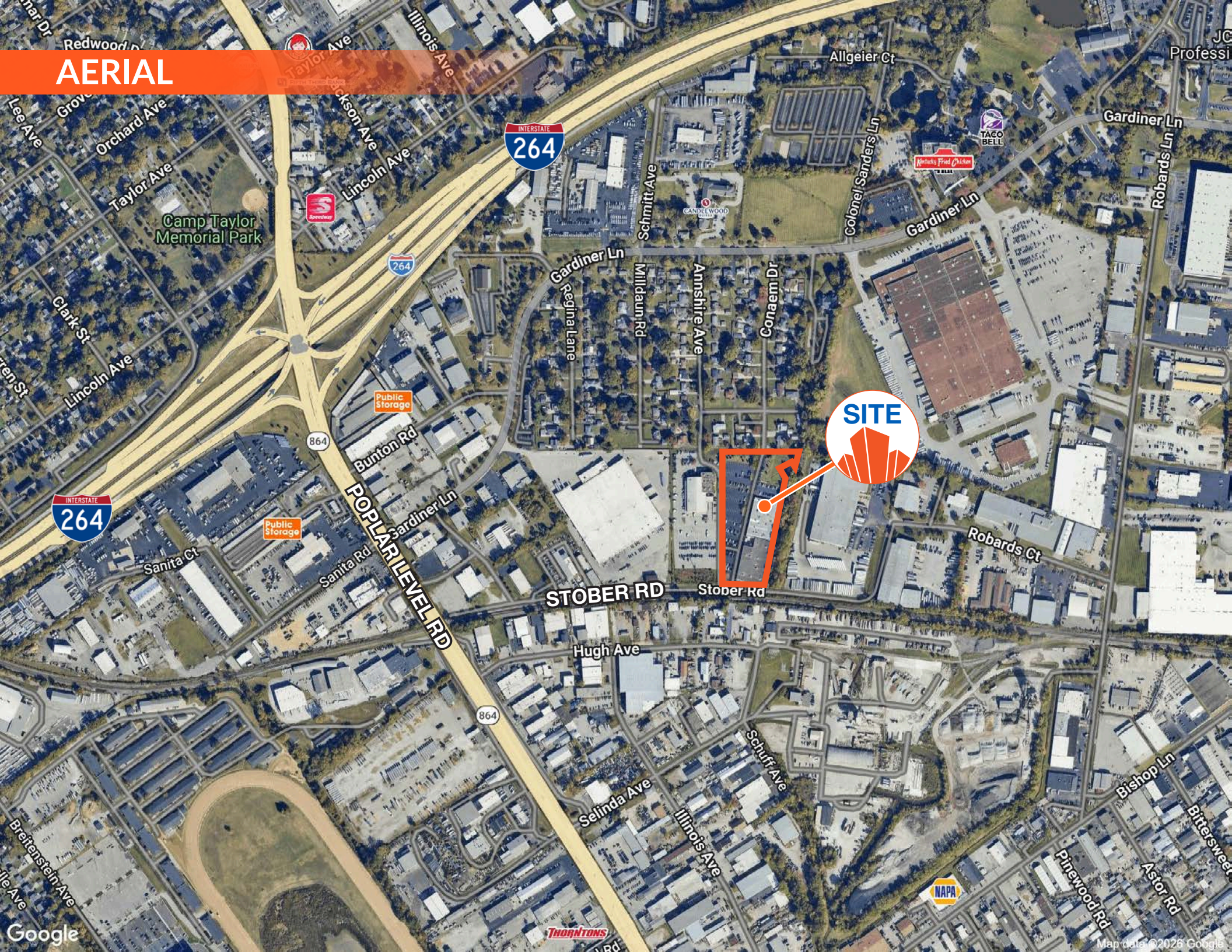
Stober Rd

Google

Hugh Ave

Map data ©2026 Google

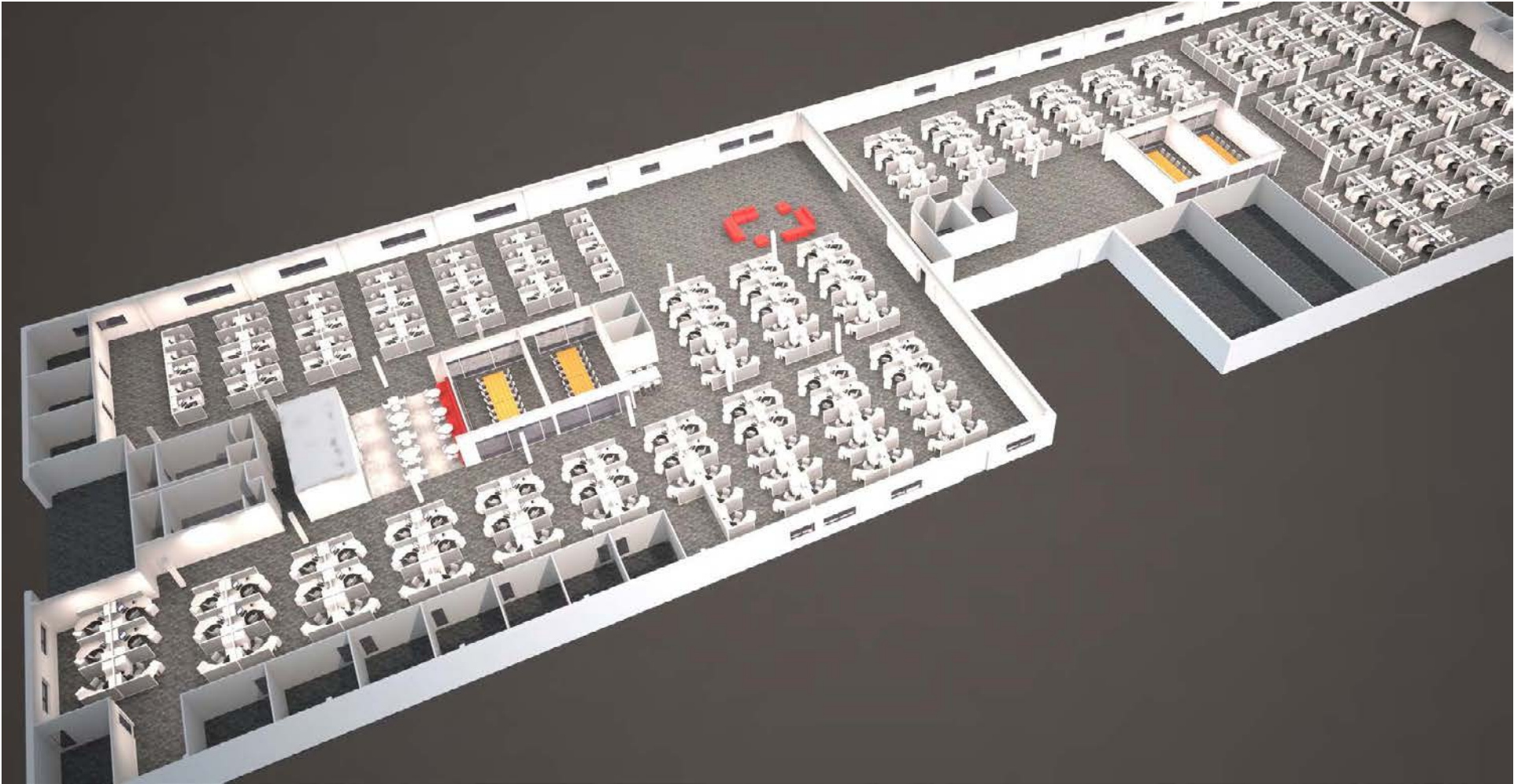
AERIAL



864

864

INTERIOR LAYOUT



PHOTOS

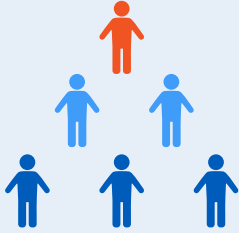






DEMOGRAPHICS

POPULATION



1 Mile: **2,684**

3 Miles: **78,791**

5 Miles: **267,772**

HOUSEHOLDS



1 Mile: **1,231**

3 Miles: **34,111**

5 Miles: **118,359**

BUSINESSES



1 Mile: **811**

3 Miles: **4,683**

5 Miles: **13,529**

EMPLOYEES

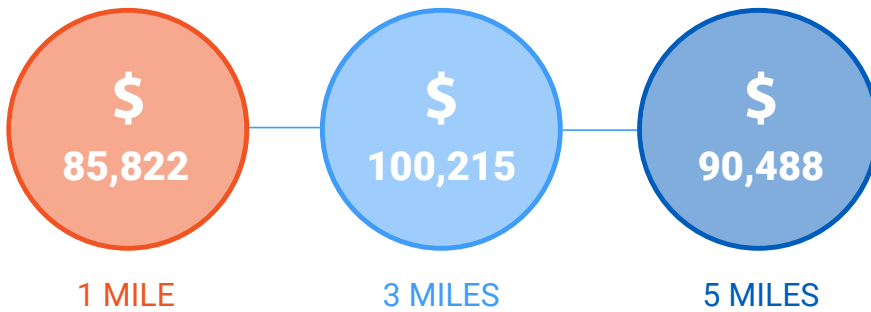


1 Mile: **12,141**

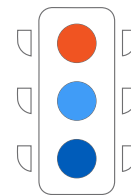
3 Miles: **51,367**

5 Miles: **146,482**

AVERAGE HOUSEHOLD INCOME



TRAFFIC COUNTS



Stober Rd
1,063 ADT

