

FOR SALE
OR LEASE

6451 Ladd Avenue

Louisville, Kentucky 40216

[View the LDG Industrial website](#)



PROPERTY FEATURES:

- + 16,150 - 32,300+/- SF
- + 1,200+/- SF spec office
- + 6 dock doors
- + 2 drive-in doors
- + 24' clear height
- + 27 parking spaces
- + 800 amps of power
- + 3.8 miles I-264
- + 9.3 miles to I-64
- + 10.4 miles to I-65
- + Zoned EZ-1
- + For Lease: \$8.45/SF/YR, NNN
- + For Sale: \$5,300,000.00
- + Owner will consider a "rent to own" scenario



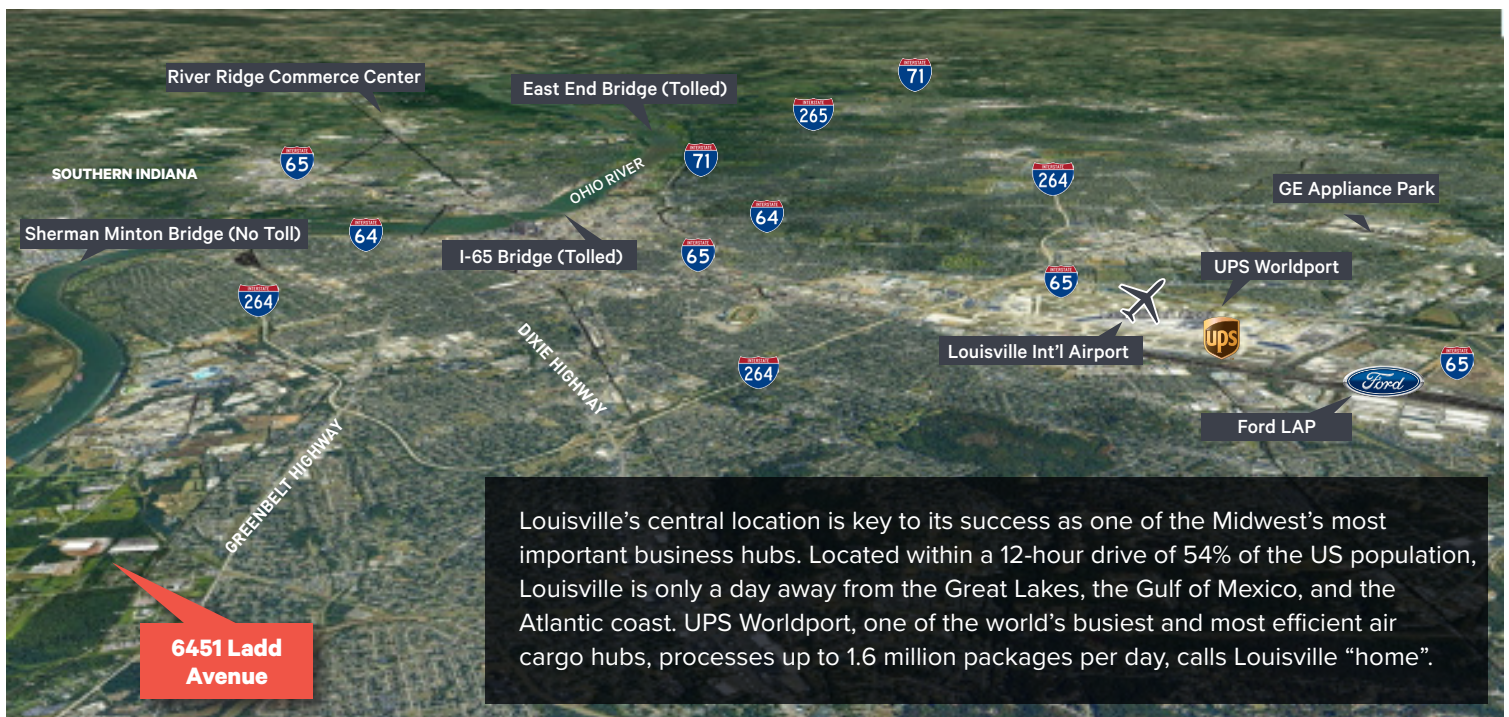
CBRE

6451 LADD AVENUE
LOUISVILLE, KY

Property Specifications

Building Size	32,300+/- square feet	Dock Doors	6 (9' X 10')
Available Square Feet	16,150-32,300+/- square feet	Drive-In Doors	2 (12' X 14')
Site Size	5.03+/- acres	Slab	6" unreinforced
Building Dimensions	204' X 164'	Auto Parking	27 auto parking spaces
Fire Suppression	Wet	Power	800 amps
Clear Height	24'	Office	1,200+/- SF
Column Spacing	82' X 25'	Zoning	EZ-1
Lighting	LED	Location	Near the Riverport Submarket

Location Highlights



#1

OHIO RIVER CORRIDOR
METRO AREA
Site Selection Magazine,
2022

#5

IN METRO AREA
FOR ECONOMIC
DEVELOPMENT
Site Selection Magazine,
2022

#5

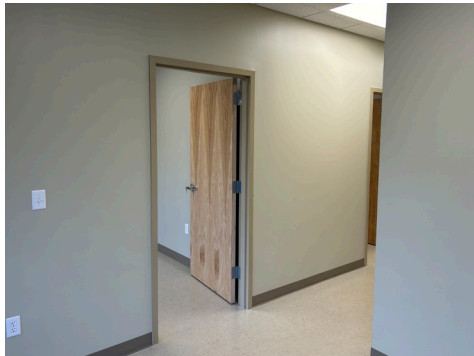
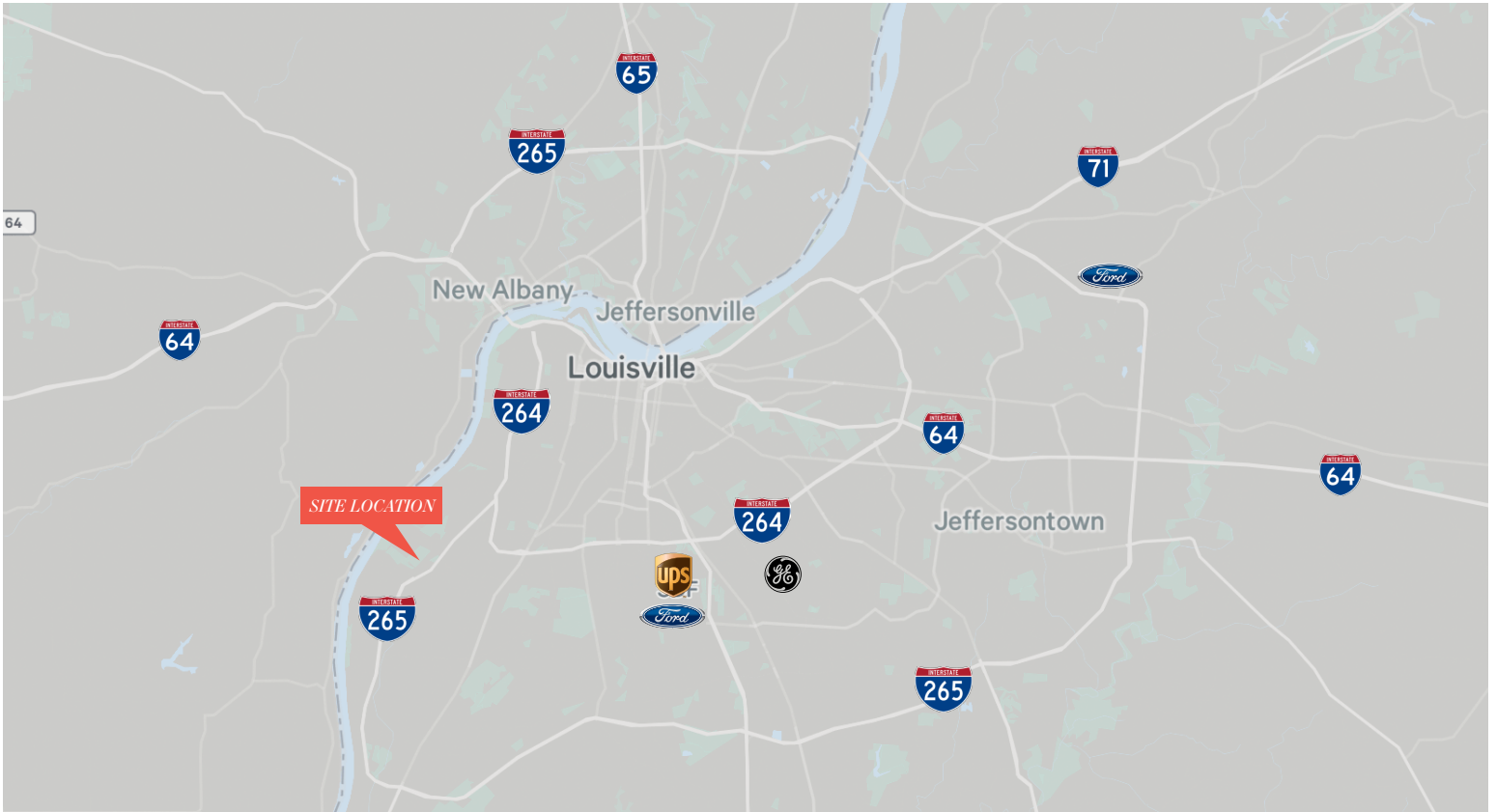
BUSIEST CARGO
AIRPORT IN THE WORLD
CUM TOMES
Airports Council
International, 2022

54%

IN POPULATION
WITHIN A 12-HOUR
DRIVE OF LOUISVILLE
American Community
Survey 2023

82%

IN POPULATION
WITHIN A 24-HOUR
DRIVE OF LOUISVILLE
American Community
Survey 2023



PLEASE CONTACT:

View the LDG Industrial website



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