



INDUSTRIAL LAND FOR SALE

11905 Dixie Highway | Louisville, KY 40272

Property Description:

This industrial site is located on Dixie Highway at E Orell Road, less than a mile south of the Gene Snyder Freeway, and includes an approved development plan. The property features a 7,800 SF warehouse built in 2022 with seven drive-in doors and the entire property is fenced in. Zoned CM and within the Suburban Marketplace Corridor, the site offers flexibility for industrial and commercial use.



Sale Price:	\$999,000
Property Size:	2.43 Acres
Property Type:	Industrial
Zoning:	CM
Year Built:	2022
Drive-In Bays:	7
Number of Buildings:	1
Nearest Highway:	I-265
Parking:	Surface
County:	Jefferson

	Total Population	Total Families	Total Households	Average Household Income
1 MILE	8,063	2,158	2,973	\$76,840
3 MILE	31,260	8,317	11,835	\$74,055
5 MILE	61,020	15,852	23,271	\$79,876

*INFORMATION IS SOURCED FROM PLACER AI

