



FOR LEASE

1519 S 10th St

Louisville, KY 40210



\$7.50/SF/YR

ASKING RATE

19,340 SF

TOTAL RENTABLE

1.456 AC

FENCED LOT

OVERVIEW

2 - 4 WEEKS

Available for Occupancy

NNN, 3-YEAR MINIMUM

Lease Terms

SINGLE TENANT ONLY

Tenant Preference

1519 S 10th Street presents a flexible industrial leasing opportunity featuring two standalone warehouse buildings totaling $\pm 19,340$ square feet on a ± 1.45 acre fully fenced and gated site. Located within Louisville's EZ-1 Enterprise Zone industrial corridor, the property offers a practical solution for manufacturing, fabrication, contractor operations, equipment storage, or logistics users seeking secure yard space and functional warehouse facilities.

Both buildings are steel structures with metal siding and roofing and are served by three-phase power. The gravel yard provides ample maneuverability for vehicles, equipment, and outdoor storage, while dual gated access points allow efficient ingress and egress throughout the site. With five drive-in bay doors across the property, the layout supports a wide range of operational uses.

The ability to utilize one or both buildings creates flexibility for tenants depending on operational needs, while the secure yard and straightforward warehouse configurations make the property particularly attractive for industrial users prioritizing function, accessibility, and yard storage.

RENTAL RATE:

Rent/SF/YR	Monthly	Annual
\$7.50	\$12,088	\$145,050



BUILDING A



11,340 SF

Total Rentable Area



NO OFFICE; 2 BATHROOMS

Office Area



12' - 16'

Clear Height



3 - (14' X 14')

Drive-In Bays



None

Dock Doors



3-Phase

Power Supply

Building A consists of approximately $\pm 11,340$ square feet and serves as the primary structure on the property. The building features a clear and functional warehouse layout supported by three-phase power and a pitched roof design providing approximately 16 feet of clearance at the peak and 12 feet at the sidewalls.

Access is provided by three oversized 14' x 14' drive-in bay doors, allowing efficient movement of equipment, vehicles, and materials. The building includes two restrooms but no dedicated office buildout, offering a straightforward industrial layout well suited for manufacturing, fabrication, service operations, or equipment storage.

The combination of drive-in access, adequate clear heights, and direct connection to the secure yard makes Building A an efficient operational facility for users requiring practical warehouse space with convenient loading and outdoor storage capabilities.



BUILDING B



8,000 SF

Total Rentable Area



NO OFFICE; NO BATHROOMS

Office Area



12' - 15'

Clear Height



2 - (12' X 14')

Drive-In Bays



None

Dock Doors



3-Phase

Power Supply

Building B totals approximately ±8,000 square feet and complements the primary structure with additional warehouse space suited for storage, staging, or secondary operational functions. Similar to Building A, the structure features steel construction with metal siding and roofing and is supported by three-phase electrical service.

The building includes two 14' x 12' drive-in bay doors providing direct access for vehicles, equipment, and materials. Interior clear heights reach approximately 15 feet at the peak and 12 feet at the sidewalls. The building does not contain office or restroom facilities, making it ideal for straightforward warehouse storage or industrial use.

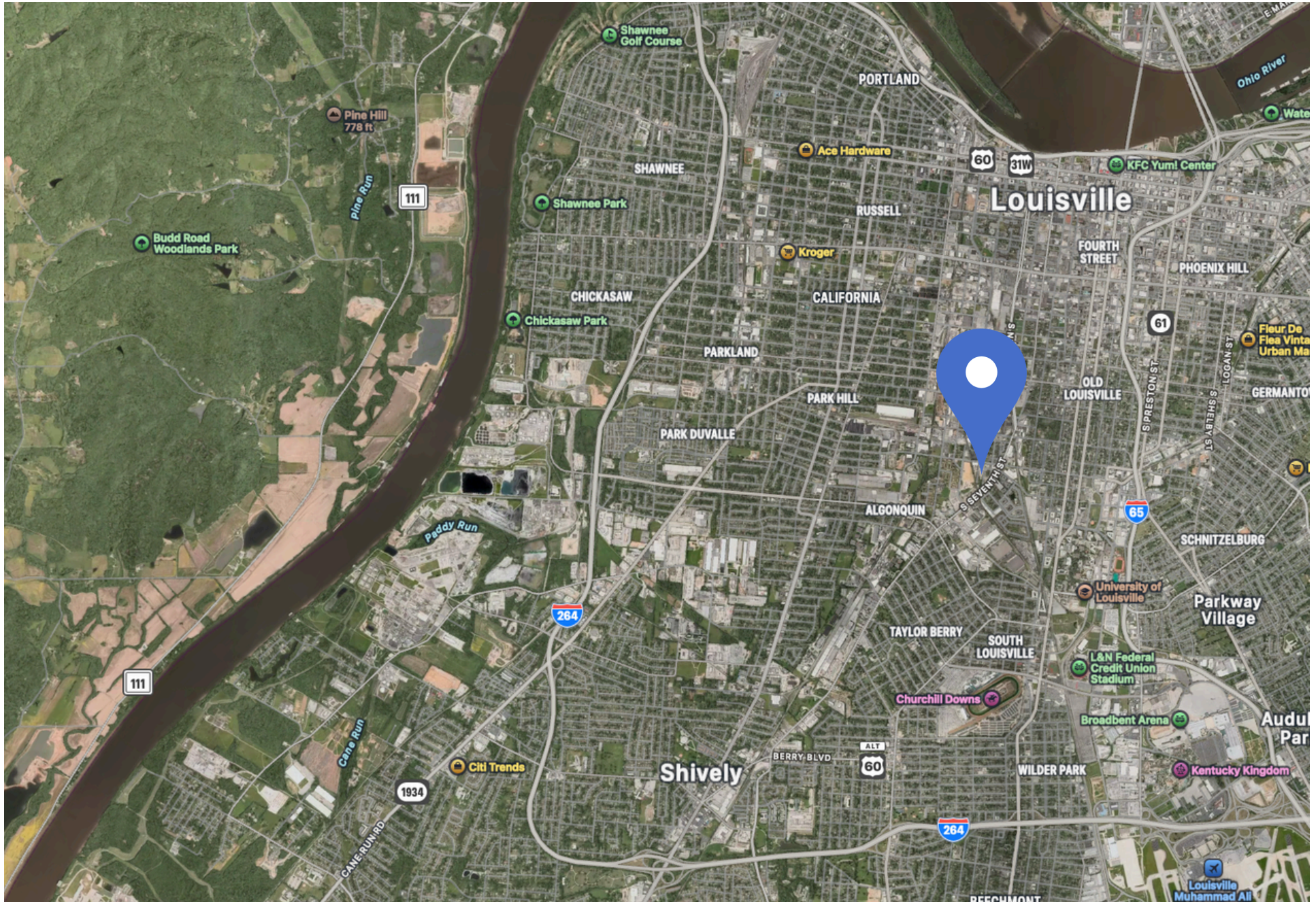
Building B offers tenants the ability to expand operations, separate operational functions, or dedicate space to equipment and materials while benefiting from the secure yard and overall functionality of the property.



SITE AERIAL



SITE LOCATION



INTERIOR IMAGES





Dylan Gilezan

(502) 648-7874
dylan@gilezanteam.com
License # 274341(KY)

Tanner Lopez

(502) 640-8842
tanner@gilezanteam.com
License # 281955 (KY)

Cal Lewellyn

(502) 905-2253
cal@gilezanteam.com
License # 279265 (KY)

Sam Higdon

(502) 235-0629
samh@gilezanteam.com
License # 266524 (KY)

All property information contained herein has been obtained from sources believed to be reliable; however, no warranty or representation, expressed or implied, is made as to its accuracy or completeness. Prices, terms, availability, and other details are subject to change or withdrawal without notice. Photographs, renderings, and other images are provided for illustrative purposes only and may depict finishes, fixtures, dimensions, or views that differ from the actual property. Prospective purchasers and tenants should conduct their own independent investigations, inspections, and verifications.