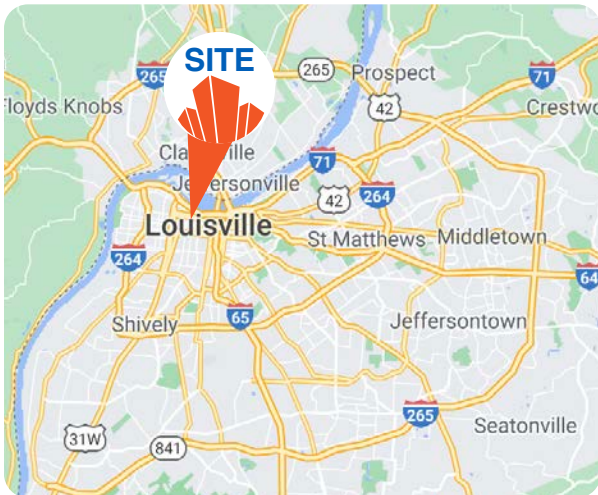




INDUSTRIAL BUILDING AVAILABLE

1601 & 1605 West Main Street | Louisville, KY 40203



FOR SALE: \$1,095,000
32,628± SF AVAILABLE

- **Location:** Prime industrial space with both drive-in and dock high loading, in the heart of Downtown Louisville, offering excellent connectivity to key transport routes.
- **Zoning:** EZ-1 (Enterprise Zone) zoning allows for flexible commercial and industrial uses, including all uses permitted in the C-2 (commercial) and M-3 (industrial) zoning districts.
- **Property Type:** Industrial building with significant square footage, suitable for warehousing, manufacturing, or distribution operations.
- **Incentives:** Potential tax benefits and incentives, encouraging business growth and investment.
 - Located within Opportunity Zone, tract #002300
 - Located within both state and local (West End) Tax Increment Financing (TIF) districts

DEXTER OUTLAW, MAI
DALTON DREIBACH, SIOR,CCIM

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(502) 550-9174
(502) 387-8479



1601 & 1605 WEST MAIN STREET, LOUISVILLE, KY 40203

PROPERTY FEATURES

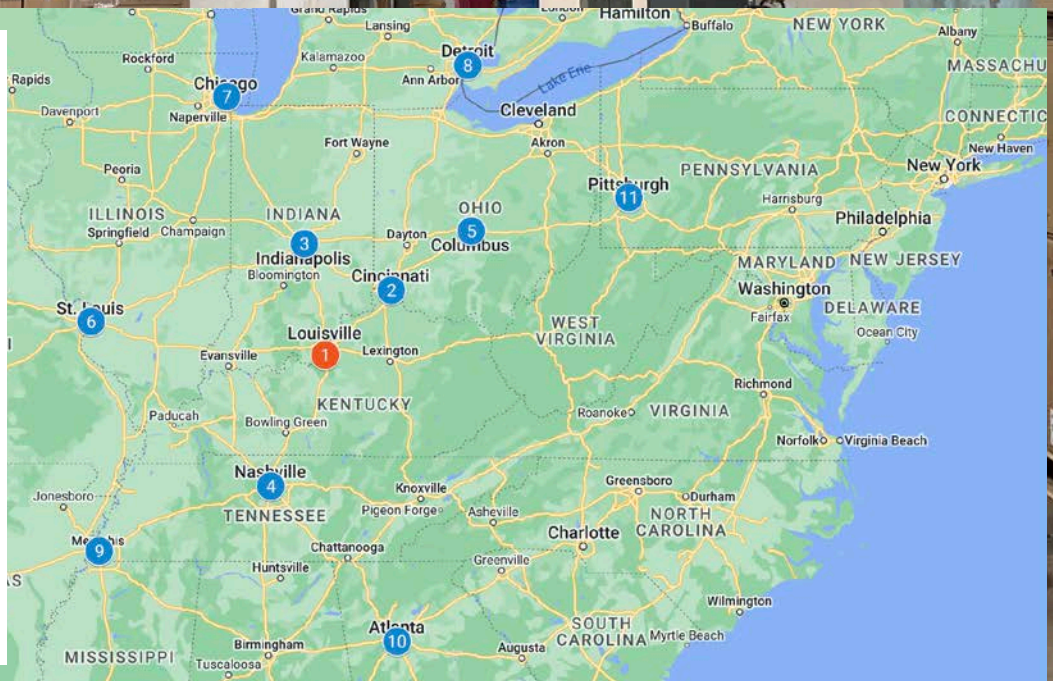
TOTAL BUILDING SF	32,628 SF
ACRES	0.9405 AC
CEILING HEIGHT	18'-20.5' (1601 W Main) & 10'-12'9" (1605 W Main)
DRIVE-IN DOOR	14' X 13'
DOCK DOOR	14' X 14' (Interior Dock)
BUILDING DIMENTIONS	120.5' X 195.5' (1601 W Main) & 76' X 120' (1605 W Main)
SPAN, BAY SIZE	13' X 14' (1601 W Main) & 35.5' X 24' (1605 W Main)
OFFICE AREA	1,664 SF
CONSTRUCTION	Masonry (1601 W Main) & Steel Frame (1605 W Main)
FIRE PROTECTION SYSTEM	Wet
ZONING	EZ-1 (Enterprise Zone)
YEAR BUILT	1890 (1601 W Main) & 1980's (1605 W Main)
ELECTRIC	400 Amps, 240V / 3 Phase
HEATING UNITS	5 Central HVAC & 2 Natural Gas Suspended

SPECIAL FEATURES

MEZZANINE #1	15,445 SF (Not included in SF calculations)
MEZZANINE #2	1,283 SF (Not included in SF calculations)
AIR CONDITIONED SPACE	11,600 SF (In addition to Office SF)

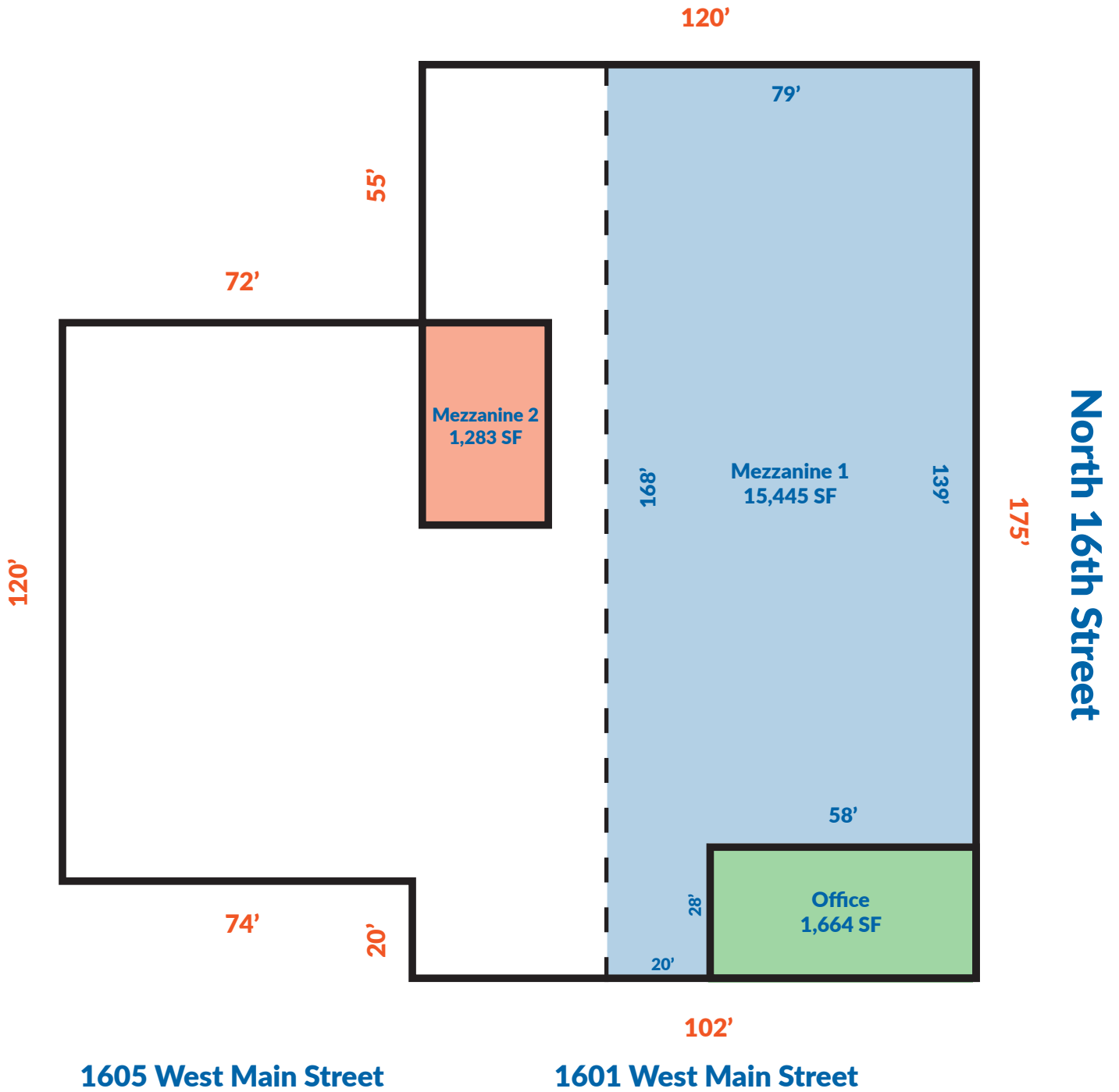
DISTANCE TO MAJOR REGIONAL U.S. CITIES

1	1601 & 1605 W MAIN ST	
2	CINCINNATI	110 mi.
3	INDIANAPOLIS	125 mi.
4	NASHVILLE	168 mi.
5	COLUMBUS	217 mi.
6	ST. LOUIS	273 mi.
7	CHICAGO	307 mi.
8	DETROIT	312 mi.
9	MEMPHIS	379 mi.
10	ATLANTA	384 mi.
11	PITTSBURGH	399 mi.



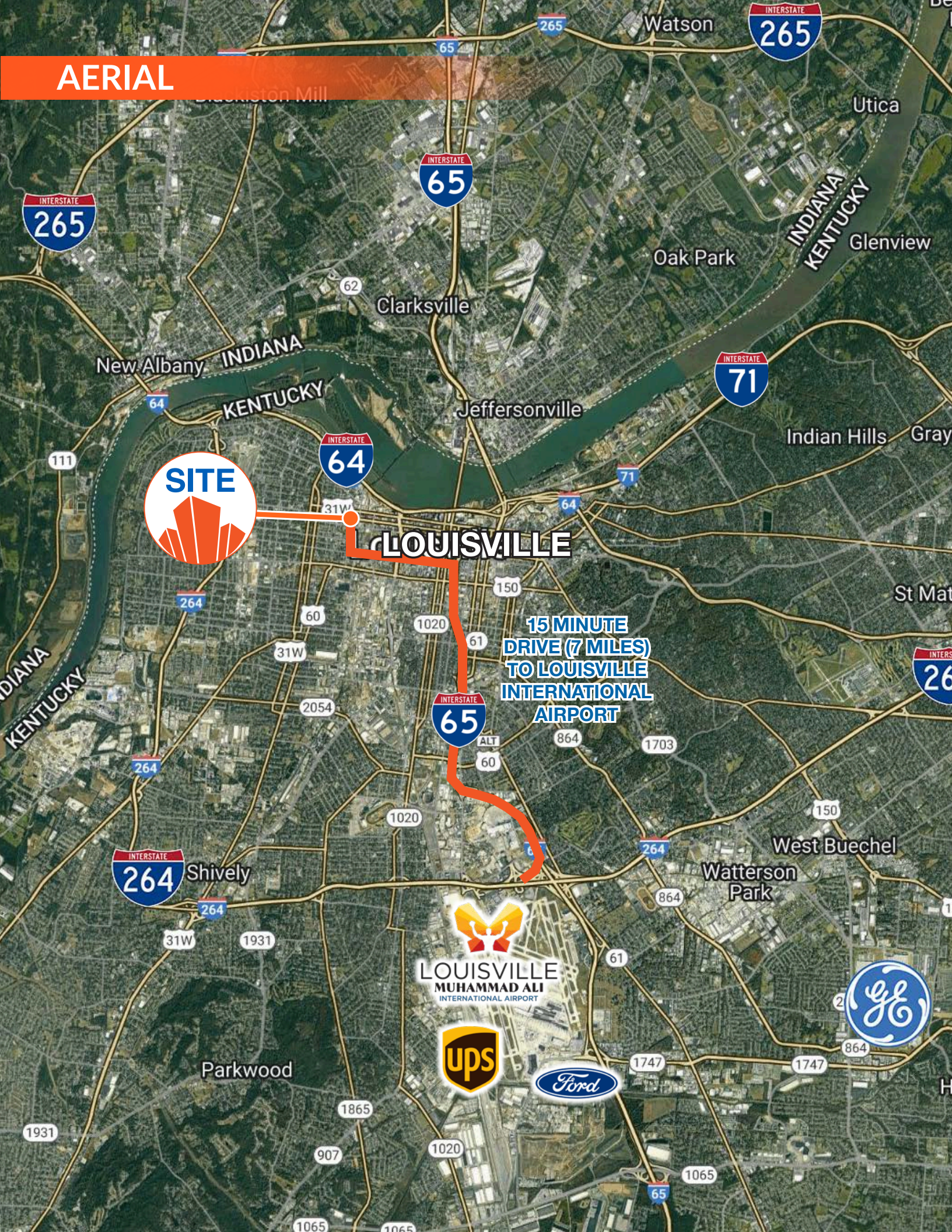
FLOOR PLAN

Crop Street



NOT TO SCALE - VISUAL PURPOSES ONLY

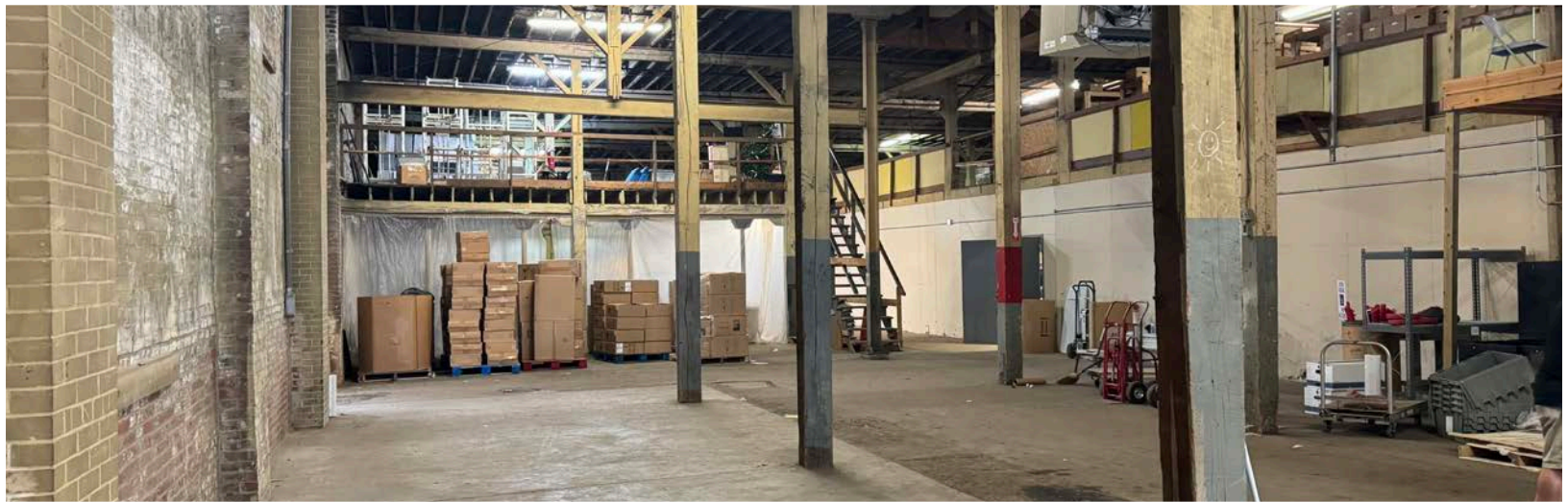
AERIAL

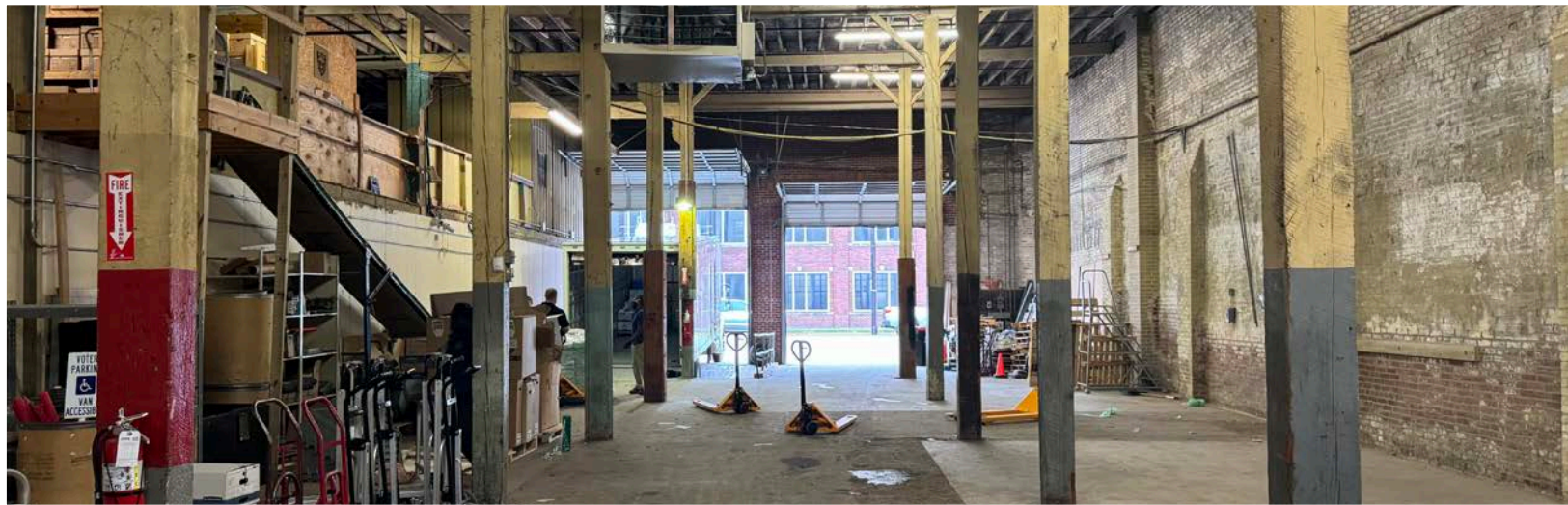


LOUISVILLE

**15 MINUTE
DRIVE (7 MILES)
TO LOUISVILLE
INTERNATIONAL
AIRPORT**









CONTACT US

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