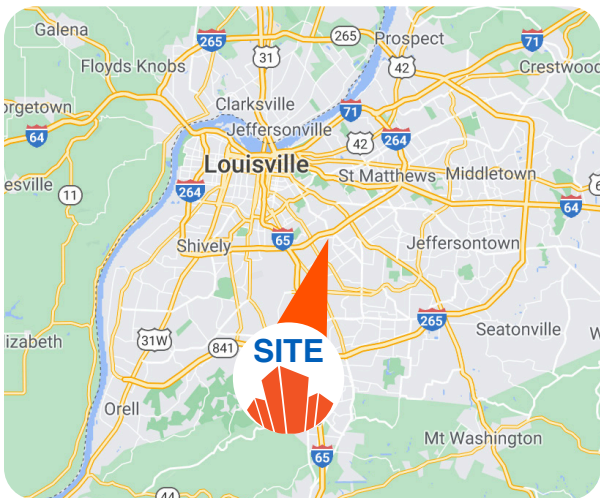




MANUFACTURING FACILITY FOR SALE

4626 Illinois Avenue | Louisville 40213



SALE PRICE - \$1,600,000

18,825 SF

- 5 ton crane with an 18' hook height on 45' railway
- 1,800+ SF of office space, including 600+ SF of 2nd floor office
- In close proximity to I-264/ Poplar Level Rd. interchange, with easy access to Louisville International Airport, UPS, and Ford LAP
- Heavy, well-distributed electric
- 12'x12' drive-in door and a 16'x19' drive-in door.
- 1,484 SF additional outside of covered storage

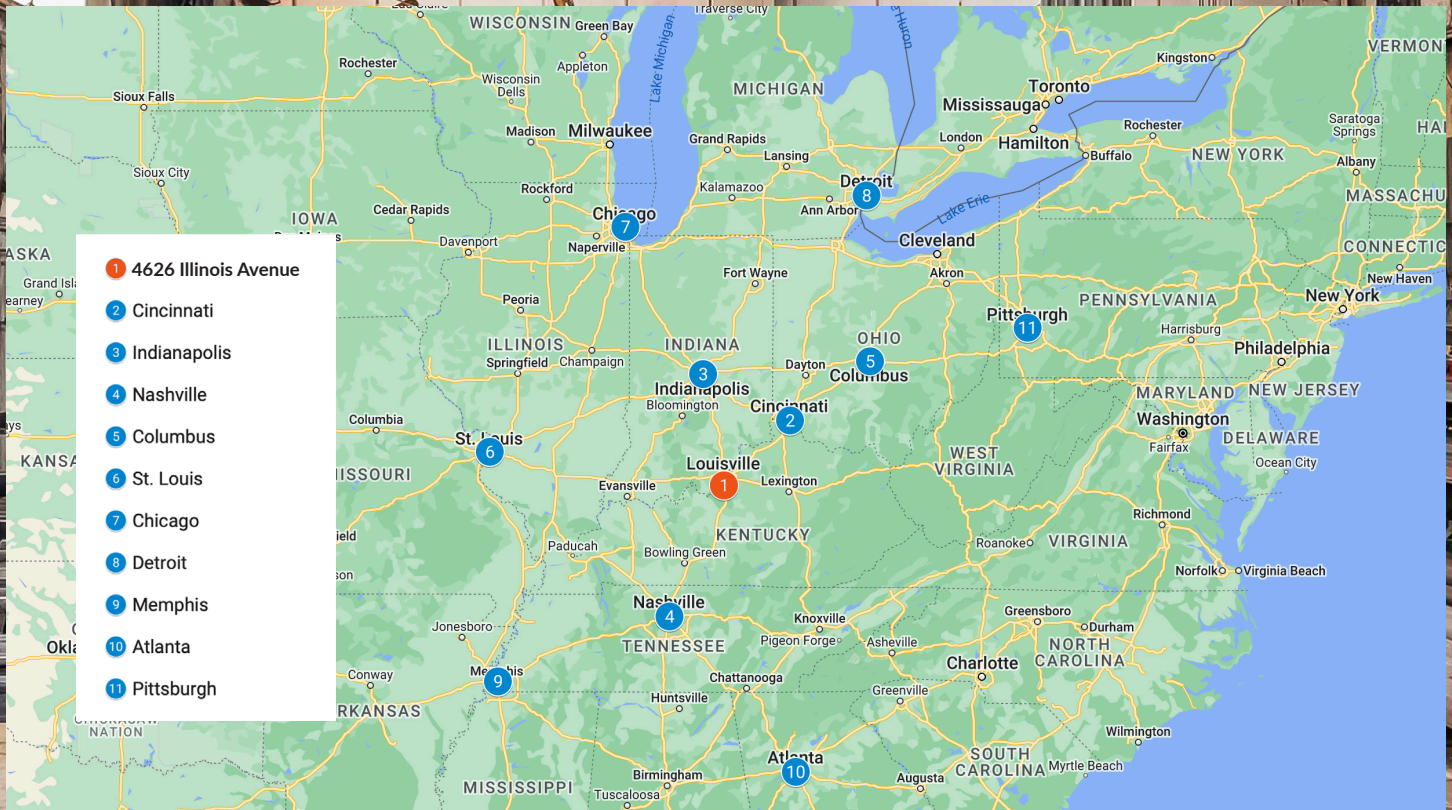
4626 ILLINOIS AVE, LOUISVILLE, KY 40213

PROPERTY FEATURES

TOTAL BUILDING SF	18,825 SF
AVAILABLE SF	18,825 SF
ACRES	Approx. 0.8446 per PVA
CEILING HEIGHT	12' - 24'
SPAN, BAY SIZE	59' X 151' and 45' X 178'
DRIVE-IN DOORS	2: (12' x 12') & (16' H x 19' W)
OFFICE AREA	1,820 SF, including 600 SF of 2nd floor
CONSTRUCTION	Pre-engineered steel
HEAT-TYPE	Gas fired furnace
ZONING	M-2 Industrial
YEAR BUILT	1950
ELECTRIC	1200 amps, 480 v/ 3 phase
CRANE	5 ton crane w/ 18' hook height on 45' railway

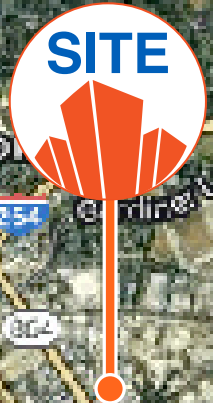
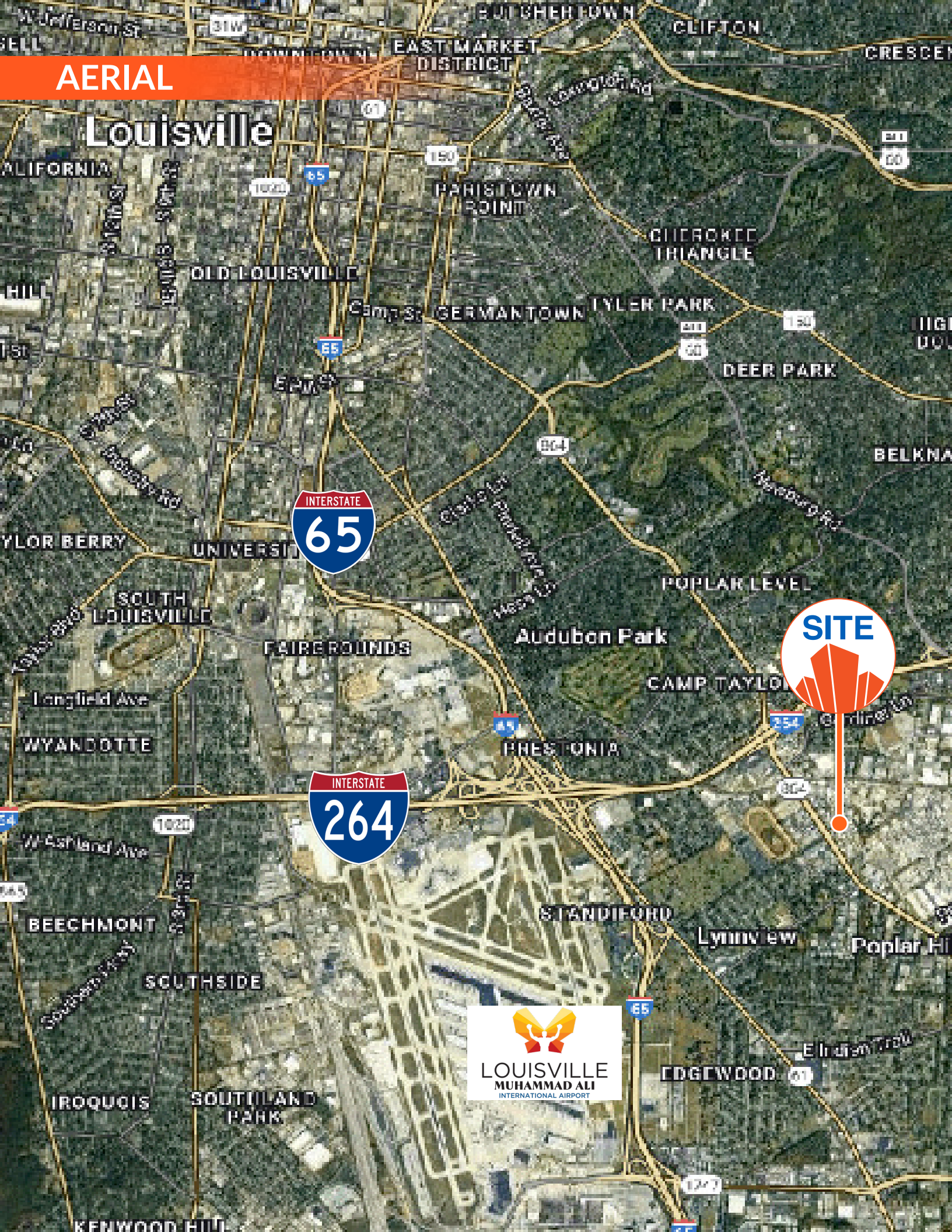
DISTANCE TO MAJOR REGIONAL U.S. CITIES

CINCINNATI	110 mi.
INDIANAPOLIS	125 mi.
NASHVILLE	168 mi.
COLUMBUS	217 mi.
ST. LOUIS	273 mi.
CHICAGO	307 mi.
DETROIT	312 mi.
MEMPHIS	379 mi.
ATLANTA	384 mi.
PITTSBURGH	399 mi.



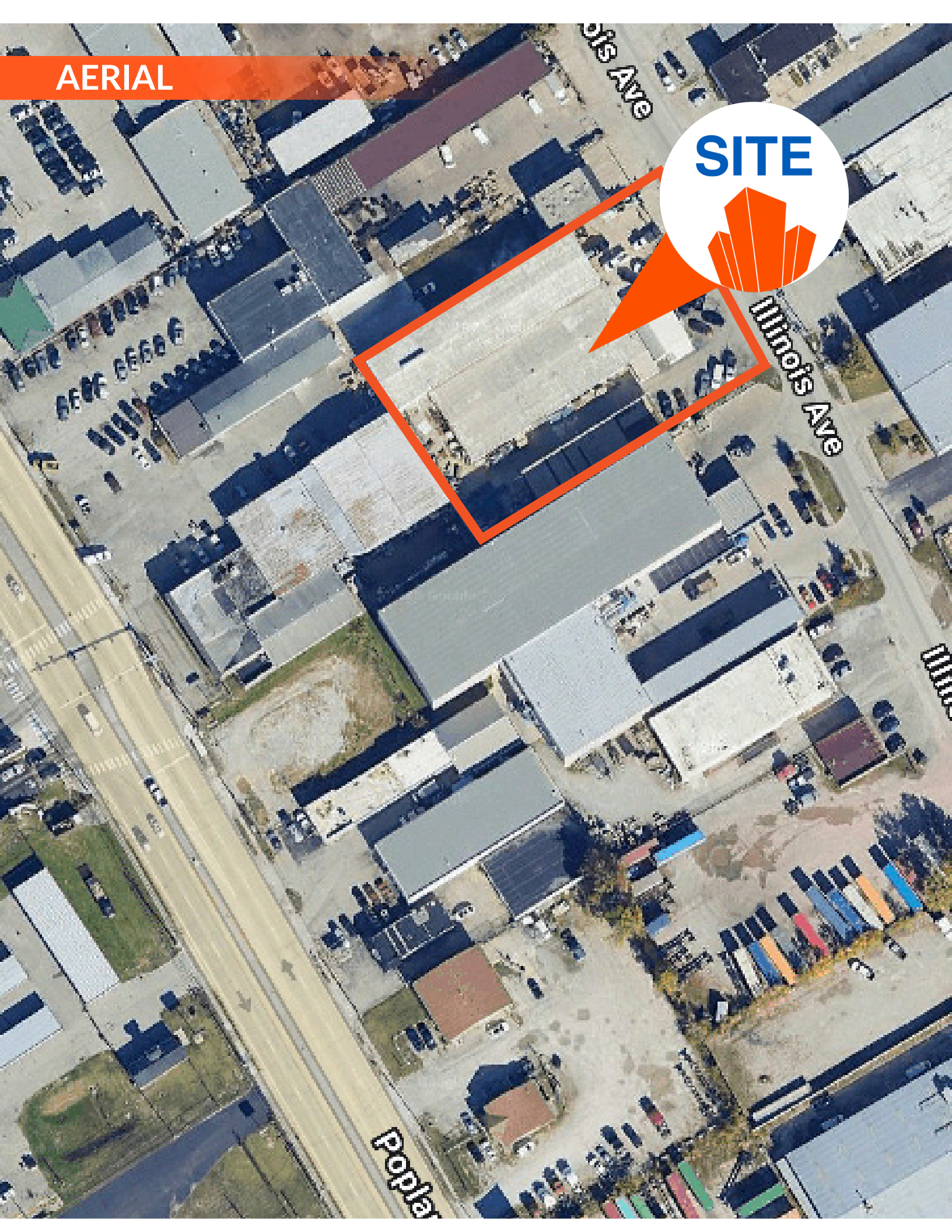
AERIAL

Louisville

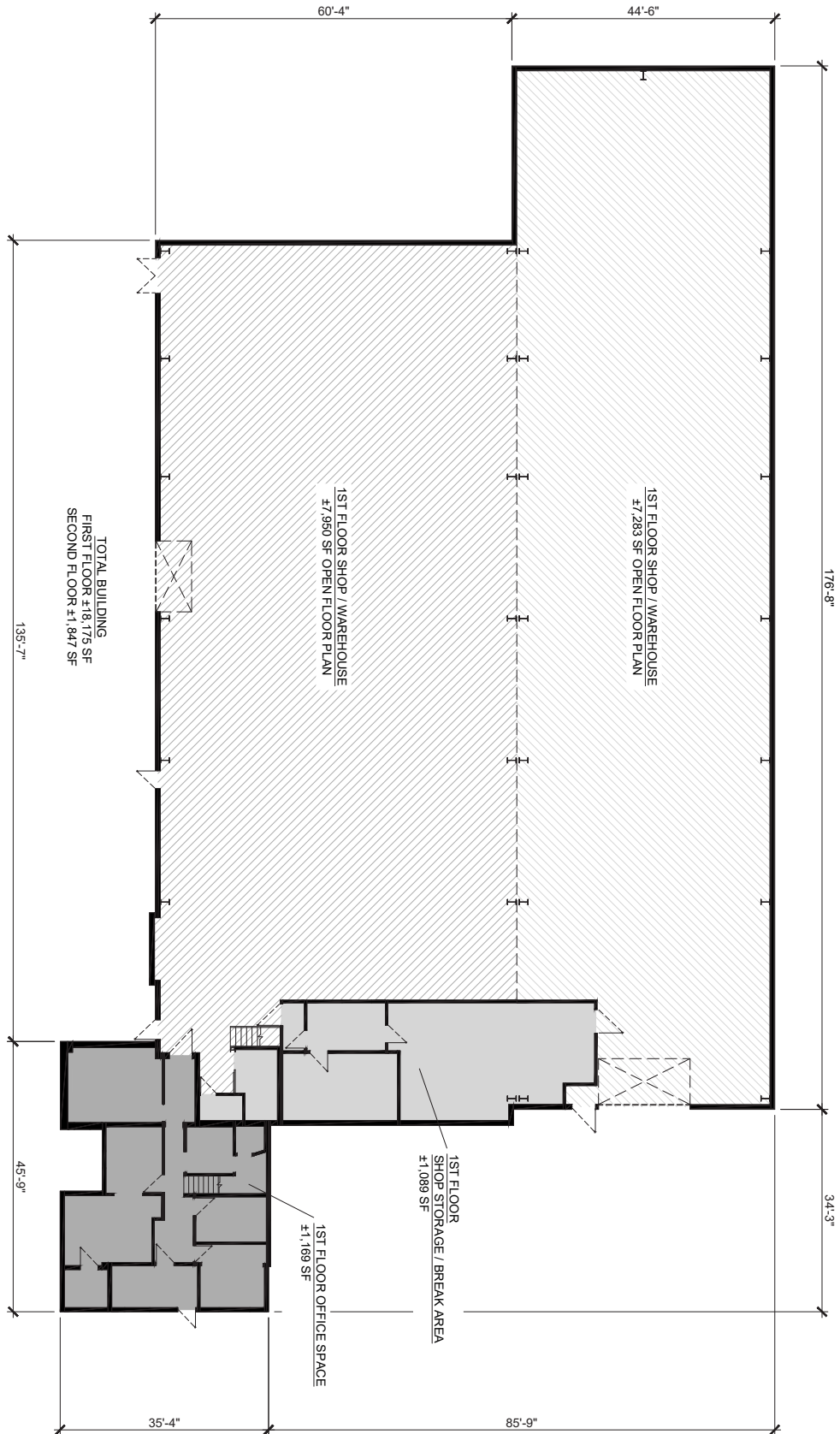


AERIAL

SITE



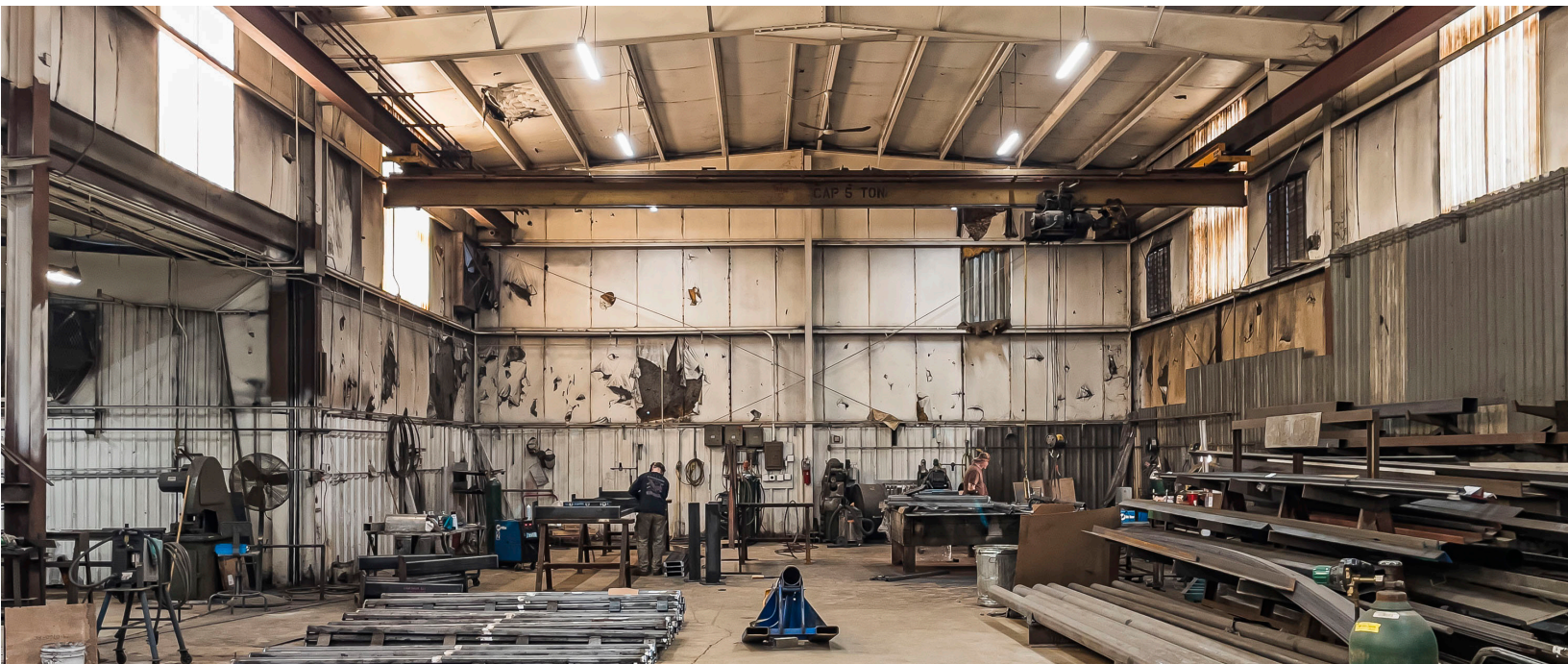
FLOOR PLAN





Outside Covered Storage







CONTACT

**DALTON DREISBACH, SIOR CCIM
INDUSTRIAL SPECIALIST**

502 387 8479

DALTON@TRIOCPG.COM



TRIO LOUISVILLE OFFICE

9750 ORMSBY STATION RD., SUITE 302
LOUISVILLE, KY 40223
(502) 454 4933

TRIO NASHVILLE OFFICE

34 RUTLEDGE ST., SUITE 3
NASHVILLE, TN 37210
(615) 845 4707