



FOR LEASE

1620 S 7th St

Louisville, KY 40208



\$3.60 - \$4.80

ASKING RATE/SF/YEAR

10,000 SF

TOTAL RENTABLE

0.4582 AC

LOT SIZE

OVERVIEW

 **2 - 4 WEEKS**

Available for Occupancy

 **NNN**

Lease Terms

 **SINGLE TENANT ONLY**

Tenant Preference



1620 S 10th Street offers a straightforward industrial storage opportunity in Louisville's established urban industrial corridor near the University of Louisville and Churchill Downs. The $\pm 10,000$ square foot warehouse sits on a fenced and gated lot and is ideally suited for equipment storage, contractor operations, fleet parking, or other basic industrial storage needs.

The building features a clear-span layout with no interior columns, two 14' x 14' drive-in bays, and a steel structure with a pitched metal roof reaching approximately 28 feet at the peak and 23 feet at the sidewalls. The space is intentionally simple and functional, offering pure warehouse storage with no office or restroom buildout and no climate control.

Located within an EZ-1 Enterprise Zone district, the property provides flexible industrial use potential in a central Louisville location with convenient access to major transportation corridors. The landlord is offering multiple lease term options to accommodate both short-term storage needs and longer-term industrial users.



BUILDING & LEASE DETAILS

 **10,000 SF**
Total Rentable Area

 **NO OFFICES OR BATHROOMS**
Office Area

 **23' - 28'**
Clear Height

 **2 - 14' x 14'**
Drive-In Bays

 **Outdoor Dock Area**
Docks

 **Single Phase**
Power Supply

Rental Options:

Rent/SF/YR	Monthly	Annual	Term Length
\$3.60	\$3,000	\$36,000	3 Years or More
\$4.20	\$3,500	\$42,000	1 to 2 Years
\$4.80	\$4,000	\$48,000	Month-to-Month

Lease Terms

- NNN - Tenant pays for all operating expenses of the property.
- Must be willing to finish out the remaining term.
- Single Tenant.

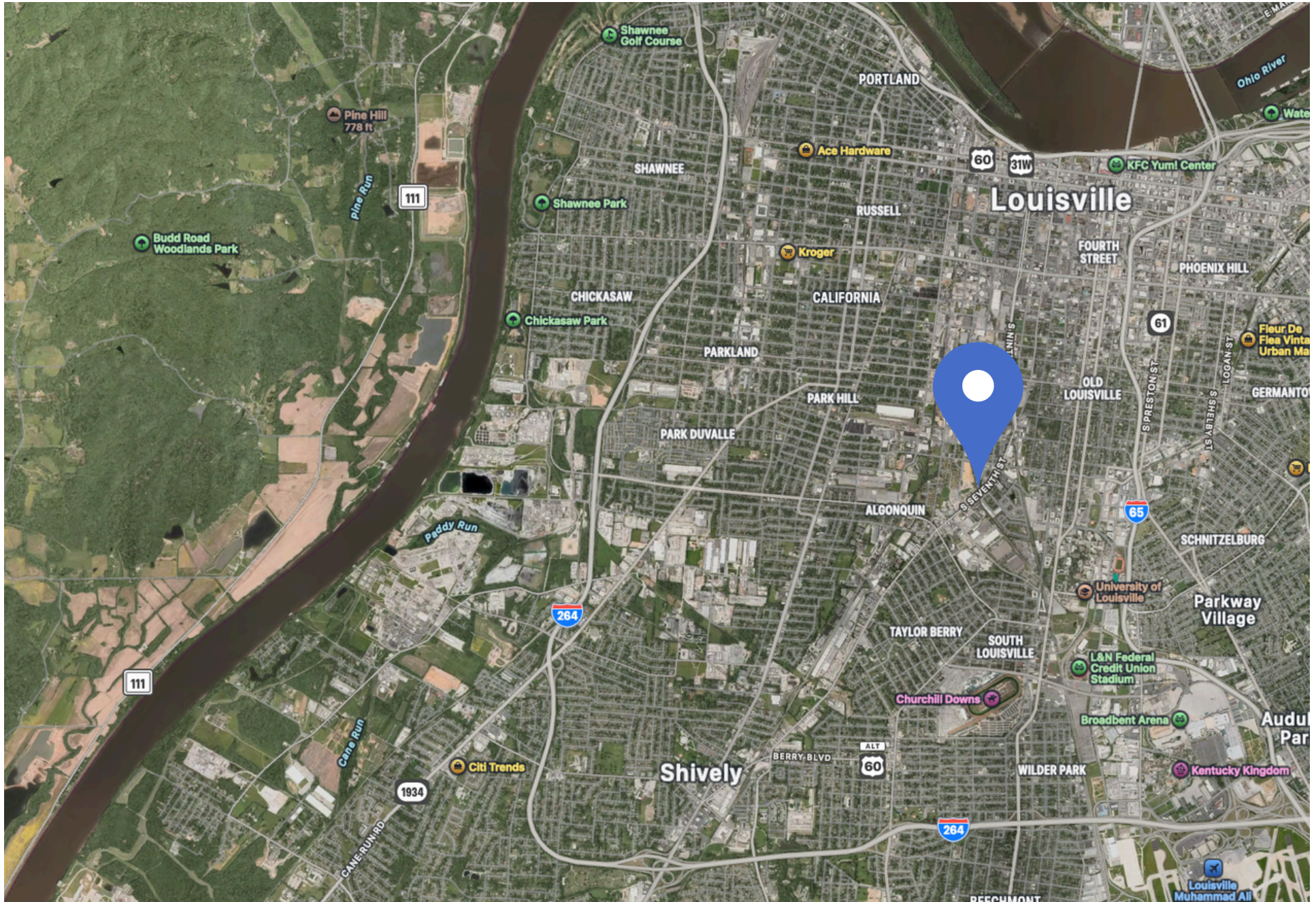
Tenant Responsibilities

- Base Rent
- Utilities
- Repairs & Maintenance
- Property/Building Improvements
- Property Taxes
- Insurance

SITE AERIAL



SITE LOCATION





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