

4282-4364 E. Blue Lick Rd | Louisville, KY 40229



Value-Add Industrial Opportunity
For Sale

Property Highlights - Bullitt County Industrial

4282-4364 EAST BLUE LICK RD



Address:	4282-4364 E. Blue Lick Rd Louisville, KY, 40229
Total Square Footage:	132,950± SF
Ground:	7.50± Acres
Dock Doors:	6
Drive-In Doors:	7
Air Conditioning:	Warehouse & Office
Year Built:	1997 / 1983

Pricing

Sale Price:

\$3,657,000

Prime Interstate Visibility on I-65

Immediate Access to I-65 (Brooks Exit)

Well suited for Owner-Occupant or Investor

Flexibility through Short-Term Leases

Seller open to Sale-Leaseback

Zoned B-1 (Hwy Business – Commercial)

Ample Surface Parking w/ Excess Dirt

Chapman Silander

Senior Vice President

502-753-2090 (O); 704-840-5460 (C)

chapman@hoaglandcommercial.com

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Warehouses interconnected via 10' Overhead Doors



	1	2	3	4
Property Address:	4282 E. Blue Lick Road	4300 E. Blue Lick Road	4364 E. Blue Lick Road	Additional Land (E. Blue Lick Road)
Ground:	4.59 ± Acres			2.91 ± Acres
Total SF:	51,100± SF	76,000± SF	5,850± SF	-
Warehouse SF:	33,600± SF	48,000± SF	5,850± SF	-
2 nd Floor Office SF:	17,500± SF	28,000± SF	-	-
Dock Doors:	2	4	-	-
Drive-In Doors:	-	3	4	-
Clear Height:	10'-24'	10'-24'	-	-
Fire Protection:	Wet	Wet	-	-
Electric:	240V, 3-Phase	240V, 3-Phase	-	-
Column Spacing:	25'x35'	25'x35'	-	-
Air Conditioning:	Warehouse & Office	Warehouse & Office	-	-
Year Built:	1983	1997	-	-

Chapman Silander

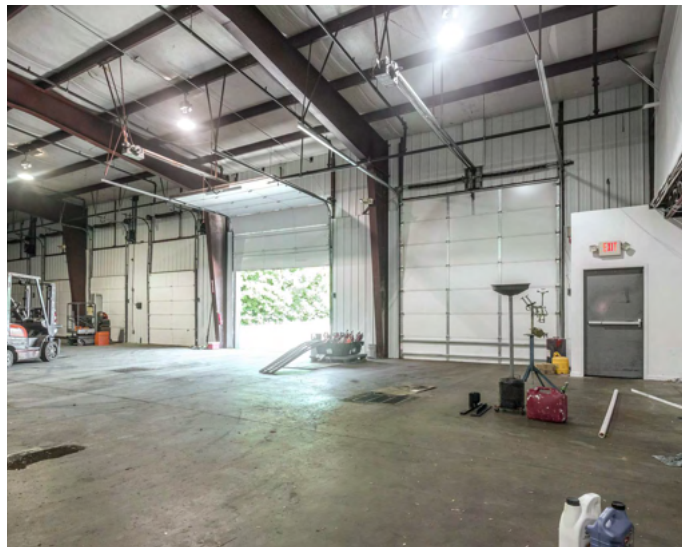
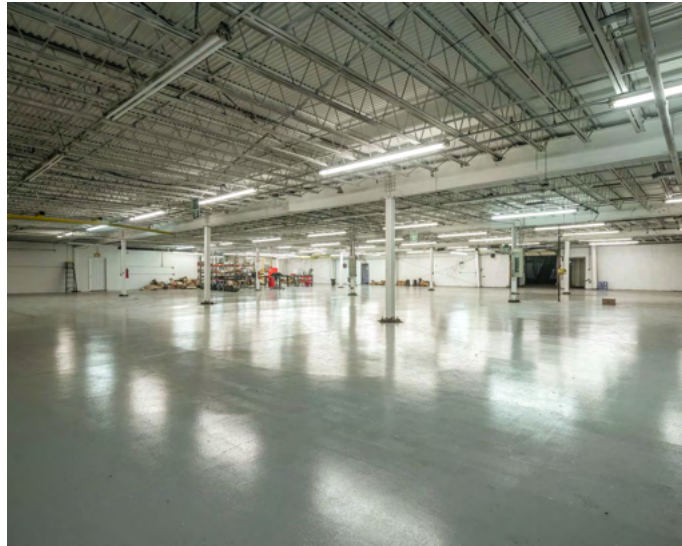
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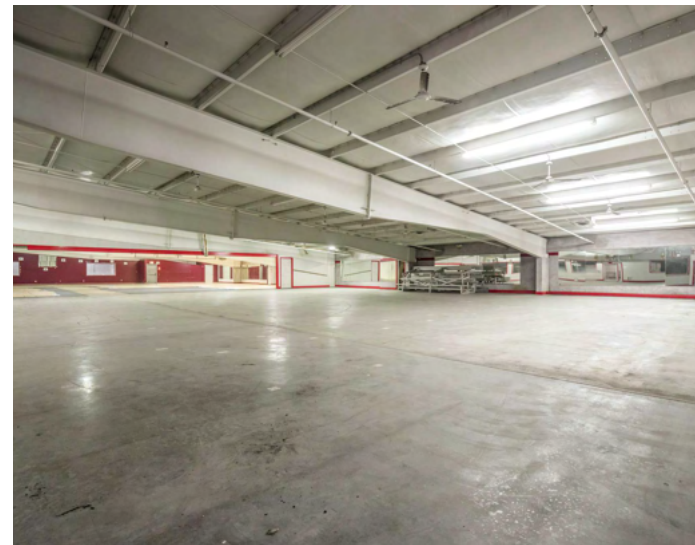
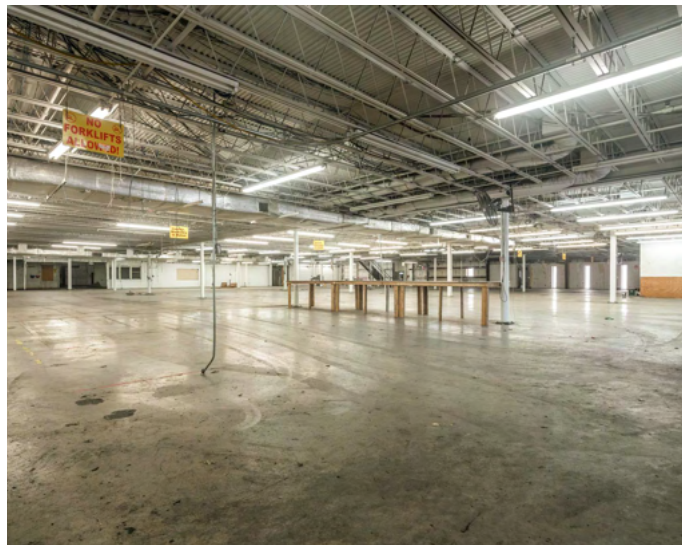
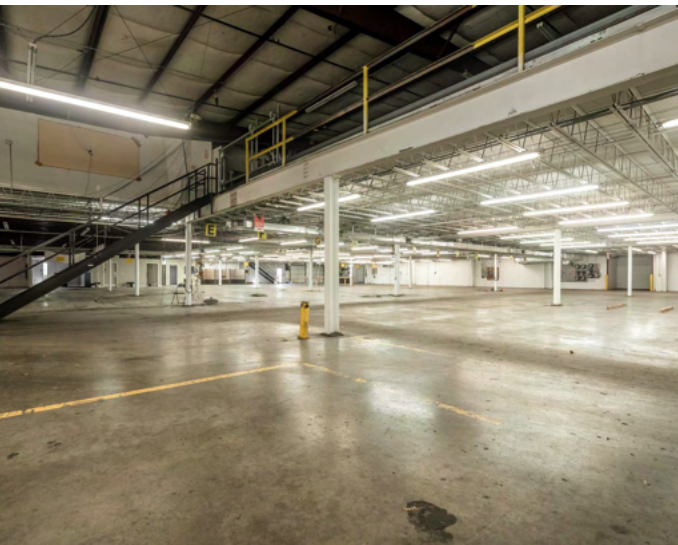
Additional Photos

— 4282-4364 EAST BLUE LICK RD



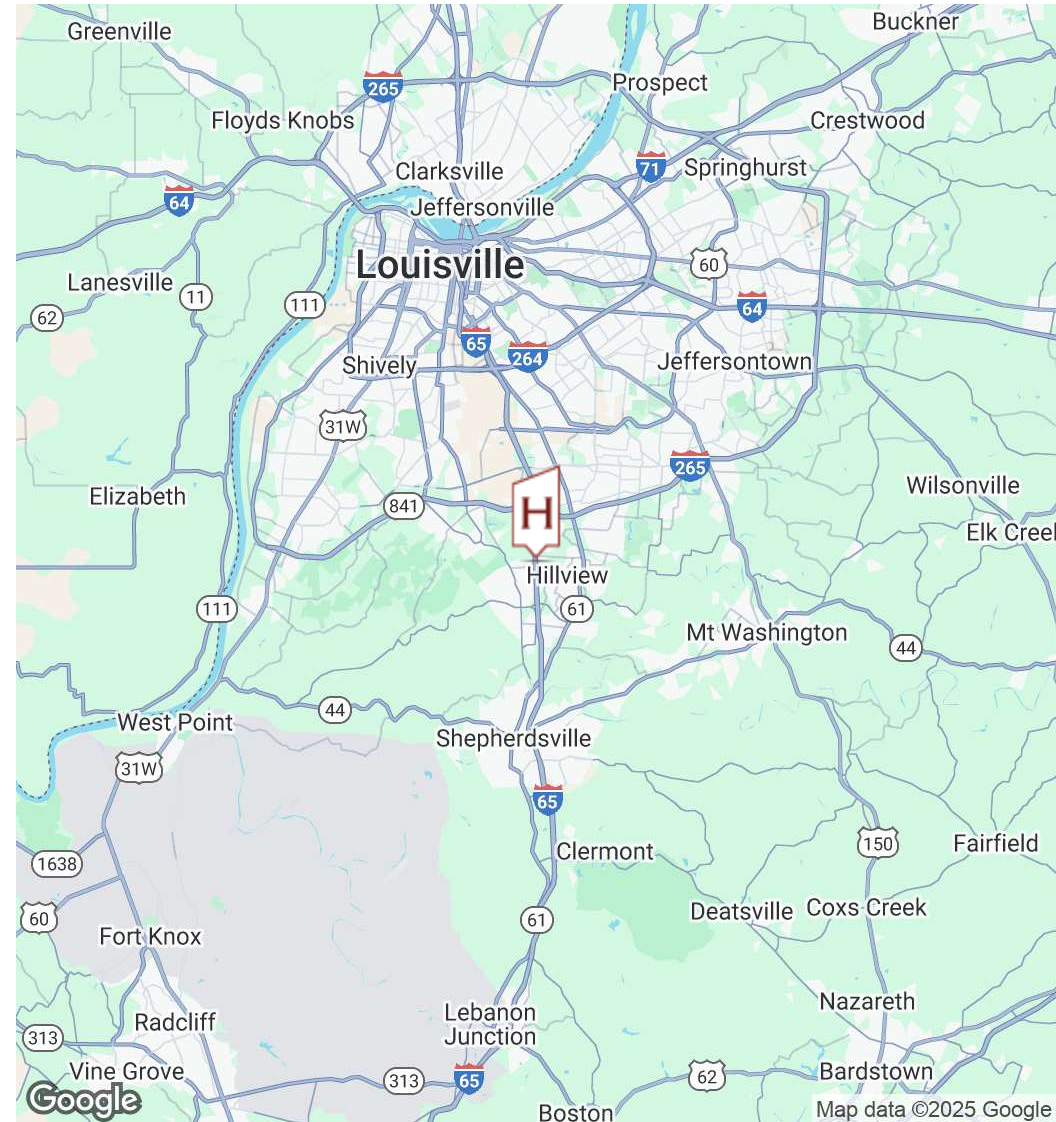
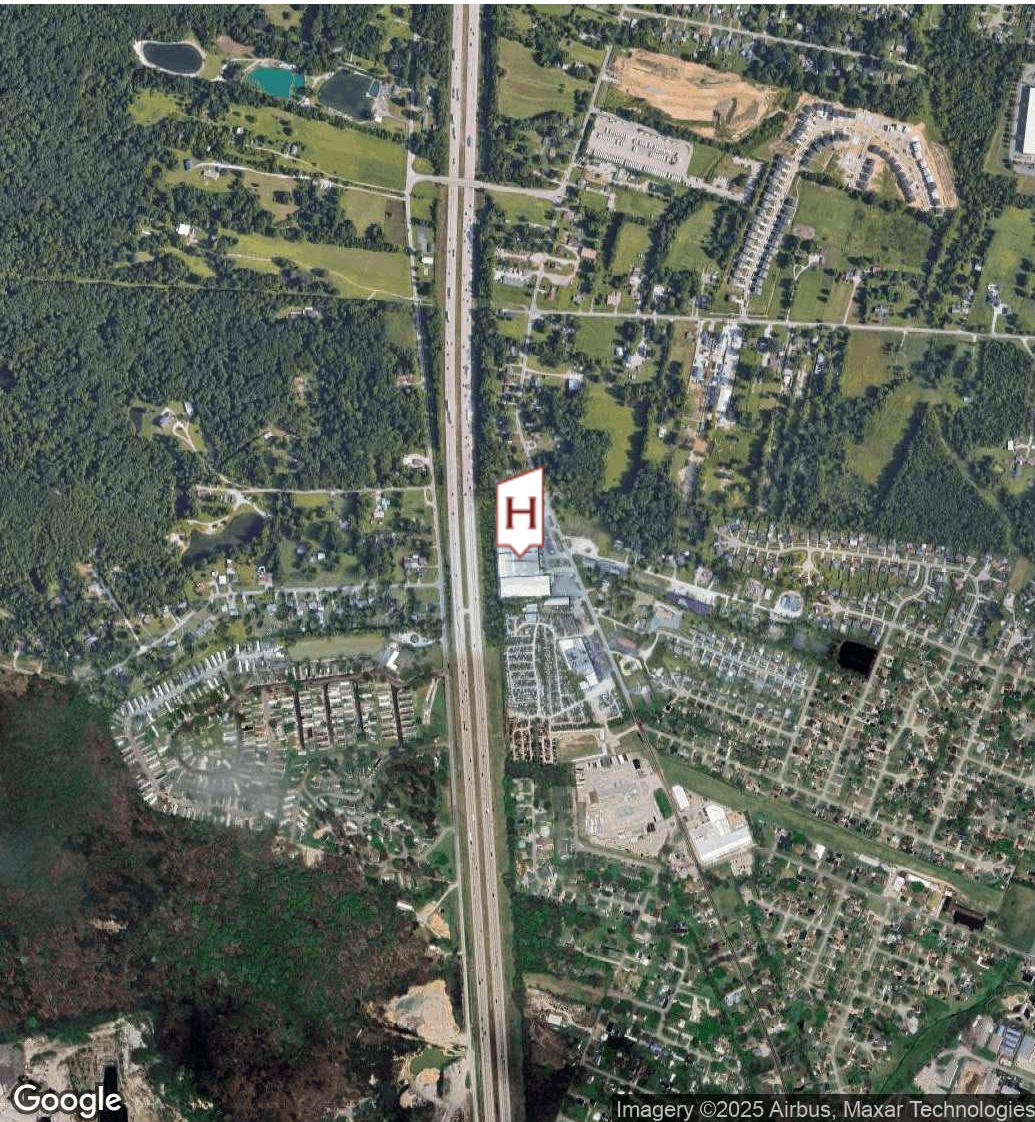
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Aerial Maps

4282-4364 EAST BLUE LICK RD



Demographics Map & Report

4282-4364 EAST BLUE LICK RD

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,557	43,052	94,629
Average Age	38	40	40
Average Age (Male)	37	39	39
Average Age (Female)	39	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,231	16,901	37,146
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$70,306	\$81,939	\$82,362
Average House Value	\$181,237	\$213,482	\$216,908

Demographics data derived from AlphaMap

