



INDUSTRIAL WAREHOUSE W/ OFFICE FOR LEASE

1034 & 1052 STORY AVE

Louisville, KY 40206

\$14.00/SF/YR

NNN Lease Rate

4,080 SF

Office

5,680 SF

Warehouse

0.46 AC

Lot Size



PROPERTY OVERVIEW

 **9,760 SF (Lease Basis)**

Total Building Footprint

 **4,080 SF**

Total Office Area

 **5,680 SF**

Total Warehouse Footprint

 **2,559 SF (Not included in Rent)**

Mezzanine (2nd Story)

 **M-2 & EZ-1**

Zoning

 **Two (12' x 12'), One (12' x 10')**

Bay Doors

 **Two**

of Buildings

 **15'**

Peak Clear Height



Now available for lease, 1034 & 1052 Story Avenue offers a rare urban industrial flex opportunity totaling 12,319 SF across two buildings, with lease economics based on a 9,760 SF ground-level footprint and an additional 2,559 SF mezzanine included in the offering. Located at the edge of NuLu and zoned M-2 and EZ-1, the property is well suited for light industrial, contractor, service, distribution, or creative office users seeking proximity to Downtown Louisville. Building #1 contains 8,160 SF of ground-level space, comprised of approximately 4,080 SF of office and 4,080 SF of warehouse, plus the mezzanine, and is insulated, heated, and cooled; ownership will vacate as negotiated, with the remaining month-to-month tenant deliverable with 90 days' notice, providing a clear path to single-user occupancy. Building #2 is a 1,600 SF warehouse/workshop that is vacant and available immediately and functions well for storage or auxiliary operations. The property features 13'-15' clear heights, three grade-level bay doors, 3-phase power, and the ability to lease approximately 0.31 acres of additional parking or outdoor storage on an adjacent parcel, making this a compelling urban infill alternative to traditional suburban industrial product.



BUILDING #1

1034 STORY AVE



8,160 SF

Total Building Area



4,080 SF

Total Office Footprint



4,080 SF

Total Warehouse Footprint



2,559 SF

Mezzanine (2nd Story)



Two (12' x 12')

Bay Doors



15'

Peak Clear Height



3-Phase

Electric



BUILDING #2

1052 STORY AVE



1,600 SF

Total Building Area



One (12' x 10')

Drive-In



No Office or Bathroom

Status



3-Phase

Electric



ADDITIONAL DETAILS

UTILITIES

Electrical

- 3 - Phase for both buildings

Heating/Air

- Insulated Warehouse
- Central Heating & Air for Office
- Only Heat in Building #2

Plumbing

- Connected to city water and sewers
- No bathroom in Building #2

Office Breakdown - BLDG #1

Room	Quantity
Private Offices	3
Conference Rooms	1
Bathrooms	4
Kitchenette	1

Docks & Doors

Type	Quantity (L x W)
Drive-Ins Bldg #1	2 - (12' x 12')
Drive-In Bldg #2	1 - (12' x 10')

LEASE OFFERING

Cost Breakdown

Base Rent/SF/YR	Annual	Monthly
\$14.00	\$136,640	\$11,386.67
NNN Estimate ***		
\$3.00 ***	\$29,280	\$2,440
Base Rent + CAM		
\$17.00	\$165,920	\$13,826.67

*** Includes: Actual Property Taxes, Actual Insurance, and estimates for Repairs/Maint and Utilities.

Additional Parking

- There is an estimated 0.31 Acre parking lot that can be divided and secured for additional parking on a first come, first serve basis. Property taxes and additional rent will be applied in accordance with the prorated share of the lot being used.
 - Property taxes for the lot alone is about \$2,735.81 annually.

Lease Terms

- NNN - Tenant pays for all operating expenses of the property.
- 5-Year minimum term.
- Single Tenant
- Additional terms negotiable based on tenant credit and lease conditions.

Tenant Responsibilities

- Taxes: \$11,587.01 Annually (\$965.58/Mo. or \$1.19/SF/Yr)
- Insurance: \$11,000 Annually (\$916.67/Mo. or \$1.13/SF/Yr)
 - \$2.32/SF/YR for Taxes & Insurance
- Utilities: Tenant Dependent
- Repairs & Maintenance: Tenant Dependent

Ideal Users

- Light Distribution/E-Commerce
- Light Manufacturing
- Service Companies
- Contractors
- Boutique Distillery/Brewery



SITE OUTLINE



NEARBY POINTS OF INTEREST



(Minutes shown are approximate drive times from the property)

- **NuLu Core (E Market & E Main St) – 2 minutes;** home to Louisville’s highest concentration of chef-driven restaurants, cocktail bars, galleries, and boutique retail.
- **Frankfort Avenue – 4 minutes;** dense neighborhood retail corridor featuring local restaurants, coffee shops, and specialty retail.
- **Clifton – 5 minutes;** established dining and bar scene with consistent local patronage and strong repeat traffic.
- **Downtown Louisville – 6 minutes;** central business district with office, hotel, event, and tourism-driven demand.
- **Louisville Slugger Field – 6 minutes;** seasonal and event-driven traffic generator supporting food and beverage concepts.
- **Lynn Family Stadium – 6 minutes;** home of Louisville City FC and Racing Louisville FC; consistent event-driven traffic supporting food, beverage, and pre/post-game demand.
- **Waterfront Park – 7 minutes;** major regional draw for festivals, concerts, and recreational traffic.
- **KFC Yum! Center – 7 minutes;** downtown arena hosting concerts, NCAA basketball, and major regional events with strong spillover demand for bars and restaurants.
- **Bardstown Road – 10 minutes;** one of Louisville’s most established retail and nightlife corridors.

OFFICE



WAREHOUSE



DEMOGRAPHICS

	1 - Mile	5 - Miles	10 - Miles
2024 Population	10,507	256,638	698,899
Daytime Employment	38,589	239,626	487,059
2024 Households	5,774	116,565	298,172
Avg. Household Income	\$61,532	\$72,466	\$78,449
Median Household Income	\$40,882	\$48,524	\$56,437



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