

FOR SALE  
**13315 AIKEN RD**

Louisville, KY 40223



**\$859,000**

Asking Price

**1.34 Ac. 5,536 SF**

Lot Size Total

**4,136 SF 1,400 SF**

Shop Space House

**9 - 19 Ft M-2, M-3**

Clearance Zoning

**3 240v**

Bay Doors Single Phase

## RARE EAST-END LIVE-WORK INDUSTRIAL

Seize one of the East End's hardest-to-find assets: a 1.34-acre M-2/M-3 zoned live-work compound pairing a renovated 3-bed residence with 4,136SF of versatile warehouse/shop space. Minutes to I-265 yet tucked along scenic Aiken Road, the property delivers unbeatable convenience for owner-users who demand proximity to customers and talent without sacrificing elbow-room, outdoor storage, or on-site living quarters.

### OPPORTUNITY SNAPSHOT:

**Residence** 1,400 SF | 3 Bed, 1 Bath | 2 Stories + Basement

**Quonset Hut** 2,400 SF | 60' x 40' | 19' Clearance @ Peak

**Front Garage** 636 SF | 26.5' x 24' | 9' Clear | Full Bath

**Side Storage** 420 SF | 8' Clear

**Mezzanine** 400 SF (Inside Quonset Hut)

### LOCATION & ACCESS:

13315 Aiken Rd sits inside Louisville's coveted East-End growth corridor—surrounded by high-income rooftops, engineering talent, and blue-chip corporate campuses.

### VALUE ADD SCENARIOS:

Convert residence to **office or showroom** (permitted via M-2) and lease house & warehouse separately for dual income streams.

Install **3-phase service & dock-high platform** to capture premium industrial rents approaching \$11-12PSF NNN in the East End.

Land-bank 1.34acres for future redevelopment while generating interim cashflow.



**MAKE ONE DAY, TODAY.**

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