

FOR SALE
13315 AIKEN RD

Louisville, KY 40223

\$859,000

Asking Price

1.34 Ac.

Lot Size

5,536 SF

Total

4,136 SF

Shop Space

1,400 SF

House

9 - 19 Ft

Clearance

M-2, M-3

Zoning

3

Bay Doors

240v

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 1.34 acres for future redevelopment while generating interim cashflow.



MAKE ONE DAY, TODAY.

TODAY@GILEZANTEAM.COM | 502.306.3635

AERIAL



MAKE ONE DAY, TODAY.

TODAY@GILEZANTEAM.COM | 502.306.3635