



DISTRIBUTION WAREHOUSE FOR SUBLEASE

**602 N ENGLISH STATION RD**

Louisville, KY 40223



**19,440 SF**

Suite A

**11,782 SF**

Suite B

**31,222 SF**

Max. Contiguous



# OVERVIEW



**MARCH, 2026**

*Suite A Available for Occupancy*



**APRIL/MAY, 2026**

*Suite B Available for Occupancy*



**SINGLE OR MULTI TENANT**

*Building B Available for Occupancy*



602 N English Station Road presents a flexible industrial sublease opportunity in one of Louisville's most established East End distribution corridors. Situated on 2.21 acres with M-2 zoning, the property offers up to 31,222 square feet that can accommodate a single user or be leased as two separate suites. The current tenant is vacating Suite A in early 2026 and transitioning Suite B by mid-2026, creating a path for groups needing a combination of warehouse, office, and pure storage in a highly accessible location with multiple dock positions and functional clear heights. With four years remaining on the master lease, this is an efficient and cost-effective option for users seeking quality distribution space in the 40223 submarket.

**\*\*\* The back portion of the building (Suite C) is already leased to a separate Master Tenant.**



# SUITE A



**19,440 SF**

*Total Suite Area*



**~5,000 SF**

*Office Area*



**~14,440 SF**

*Warehouse Area*



**2 - (10x10) w/ Levelers**

*Dock Doors*

Suite A provides 19,440 square feet of functional warehouse and office space, including a 5,000 SF second-story office/mezzanine and a 14,440 SF warehouse footprint. The warehouse features 23' clear heights, two front-facing 10' x 10' dock doors with levelers (3.9' dock height), two ground-floor shop offices, and two restrooms. An additional side section extends approximately 70' x 160' and includes one 8' x 8' dock door. This suite offers a strong balance of administrative, operational, and shipping capabilities, making it well-suited for distribution, assembly, and service-oriented groups seeking immediate functionality with clean, efficient layout options.

## Rental Rate

Base Rent/SF/YR	Monthly	Annual
\$6.17	\$10,000	\$120,000

## Occupancy Date

**Available end of March 2026.**





# SUITE B

 **11,782 SF**

*Total Suite Area*

 **NO OFFICE OR BATHROOMS**

*Disclaimer*

 **11,782 SF**

*Warehouse Area*

 **1 - (10x10) w/ Leveler**

*Dock Doors*

## Rental Rate

Base Rent/SF/YR	Monthly	Annual
\$6.11	\$6,000	\$72,000

## Occupancy Date

Available end of March 2026.

Suite B consists of 11,782 square feet of pure warehouse storage, supported by a single 8' x 8' dock door with leveler and 23' clear heights. The suite has no interior office or restroom infrastructure, making it ideal for groups needing straightforward, cost-effective storage or overflow capacity. The current operational plan transitions both existing users out of the space by late spring, creating a simple, clean handoff for the next tenant.



# CONTIGUOUS OPTION



**31,222 SF**

*Total Rentable Space*



**~5,000 SF**

*Office Area*



**~26,222**

*Warehouse Area*



**3 - (10x10) w/ Leveler**

*Dock Doors*

Suite B consists of 11,782 square feet of pure warehouse storage, supported by a single 8' x 8' dock door with leveler and 23' clear heights. The suite has no interior office or restroom infrastructure, making it ideal for groups needing straightforward, cost-effective storage or overflow capacity. The current operational plan transitions both existing users out of the space by late spring, creating a simple, clean handoff for the next tenant.

## Rental Rate

Base Rent/SF/YR	Monthly	Annual
\$6.11	\$15,897	\$190,766

## Occupancy Date

Available end of April/May 2026.





# SITE AERIAL





# ADDITIONAL LEASE DETAILS

## Lease Terms

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- NNN - Tenant pays for all operating expenses of the property, pro-rata.
- 1-Year minimum term.
- Single or Multi-Tenant

## Tenant Responsibilities

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

## Ideal Users

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- Light Distribution/E-Commerce
- Storage
- Contractors

# DEMOGRAPHICS

	1 - Mile	5 - Miles	10 - Miles
2024 Population	3,139	108,045	355,945
Median Age	46.9	41.6	41.6
Average HH Income	\$156,321	\$126,515	\$116,372
Owner-Occupied %	81.8%	72.3%	70.8%
Households	1,213	43,351	146,417





## **Dylan Gilezan**

(502) 648-7874  
dylan@gilezanteam.com  
License # 274341(KY)

## **Tanner Lopez**

(502) 640-8842  
tanner@gilezanteam.com  
License # 281955(KY)

## **Cal Lewellyn**

(502) 905-2253  
cal@gilezanteam.com  
License # 279265(KY)

## **Sam Higdon**

(502) 235-0629  
samh@gilezanteam.com  
License # 266524(KY)

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