

FOR SALE
OR LEASE

[View this property on our website](#)

6451 Ladd Avenue

Louisville, Kentucky 40216

READY FOR OCCUPANCY!



PROPERTY FEATURES:

- + 16,150 - 32,300+/- SF
- + 1,200+/- SF spec office
- + 6 dock doors
- + 2 drive-in doors
- + 24' clear height
- + Up to 31 parking spaces
- + 800 amps of power
- + 3.8 miles I-264
- + 9.3 miles to I-64
- + 10.4 miles to I-65
- + Zoned EZ-1
- + For Lease: \$10/SF/YR, NNN
- + For Sale: \$5,300,000.00



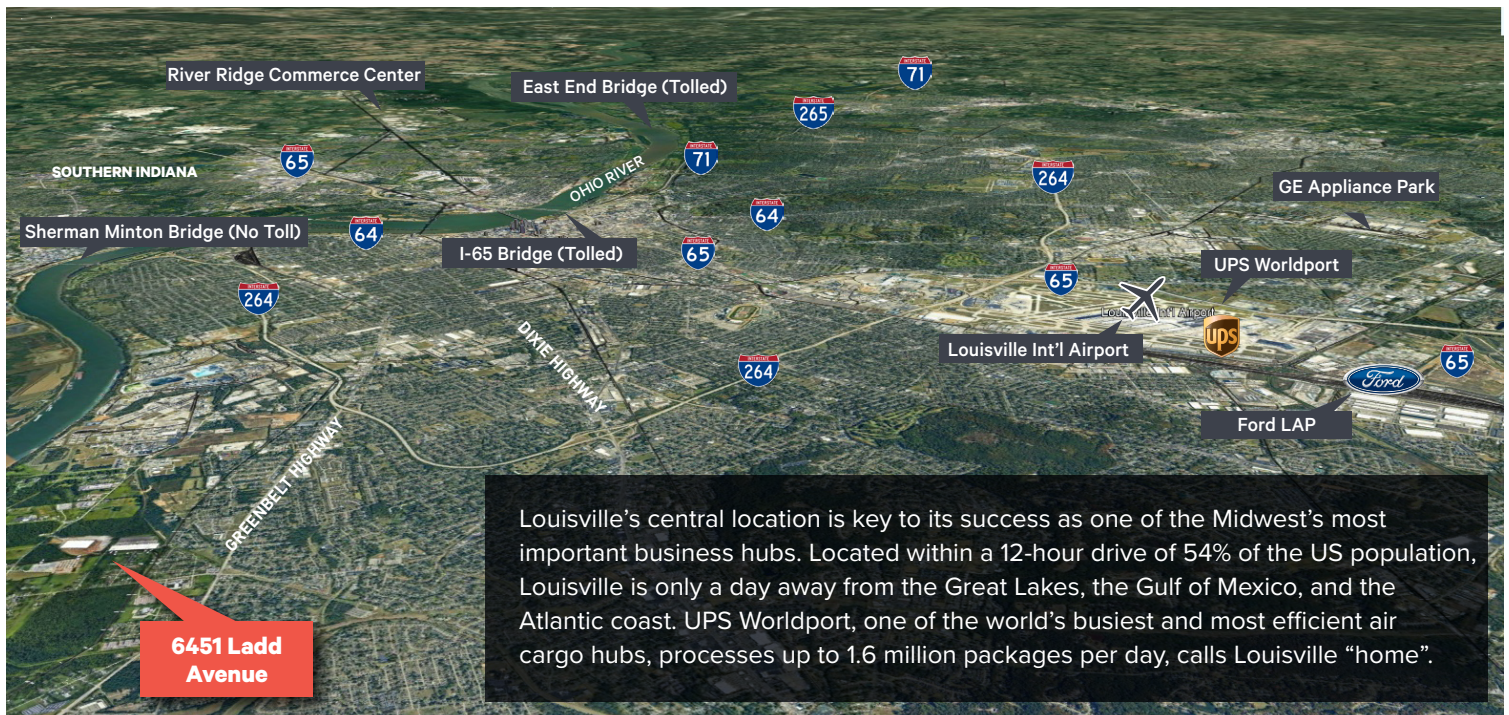
CBRE

6451 LADD AVENUE
LOUISVILLE, KY

Property Specifications

| | | | |
|-----------------------|------------------------------|----------------|------------------------------|
| Building Size | 32,300+/- square feet | Dock Doors | 6 (9' X 10') |
| Available Square Feet | 16,150-32,300+/- square feet | Drive-In Doors | 2 (12' X 14') |
| Site Size | 5.03+/- acres | Slab | 6" unreinforced |
| Building Dimensions | 204' X 164' | Auto Parking | Up to 31 |
| Fire Suppression | ESFR | Power | 800 amps |
| Clear Height | 24' | Office | 1,200+/- SF |
| Column Spacing | 82' X 25' | Zoning | EZ-1 |
| Lighting | LED | Location | Near the Riverport Submarket |

Location Highlights



#1

OHIO RIVER CORRIDOR
METRO AREA
Site Selection Magazine,
2023

#5

US METRO AREA
FOR ECONOMIC
DEVELOPMENT
Site Selection Magazine,
2023

#5

BUSIEST CARGO
AIRPORT IN THE WORLD
(3.1M TONNES)
Airports Council
International, 2022

54%

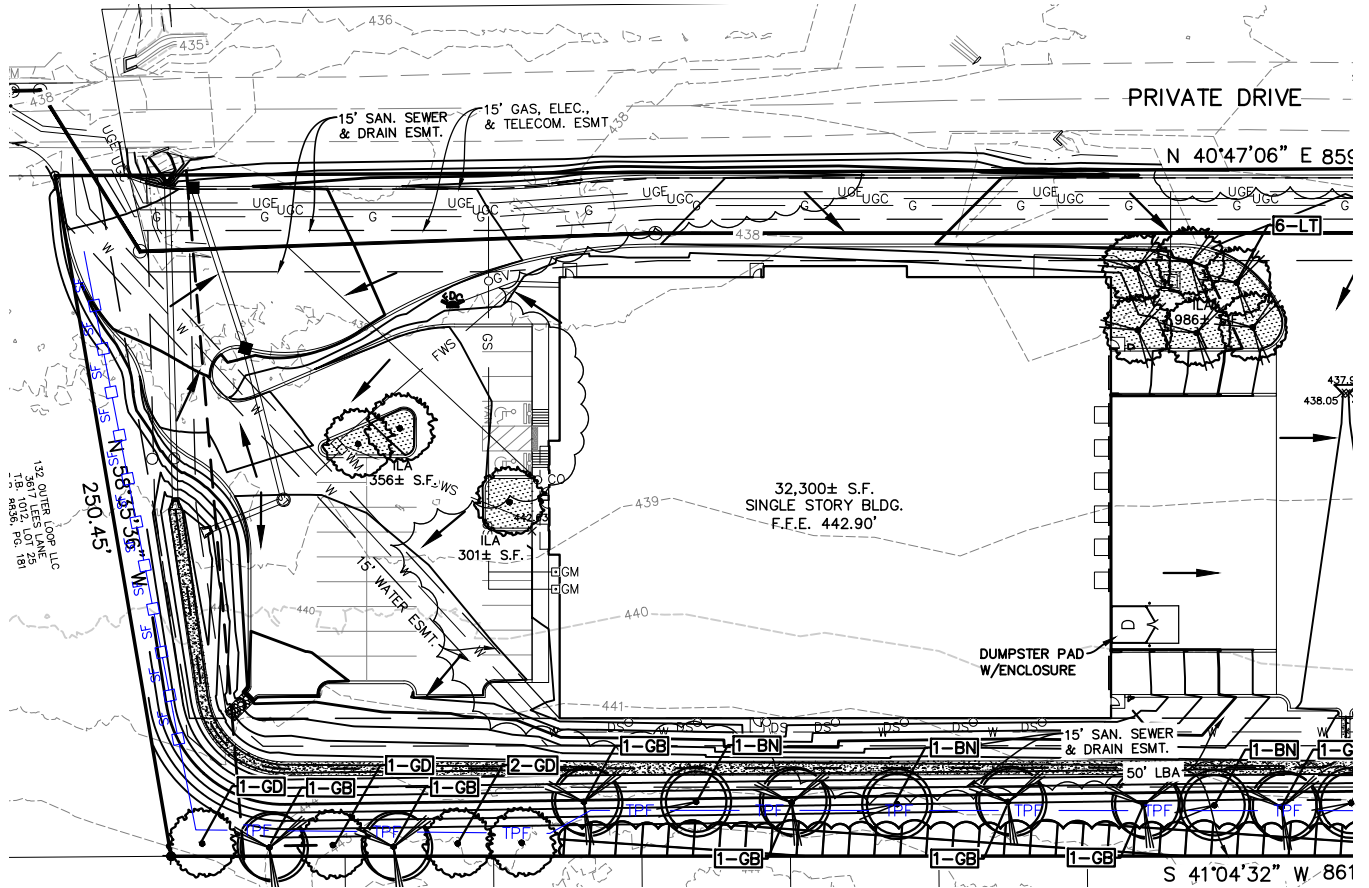
US POPULATION
WITHIN A 12-HOUR
DRIVE OF LOUISVILLE
American Community
Survey, 2023

82%

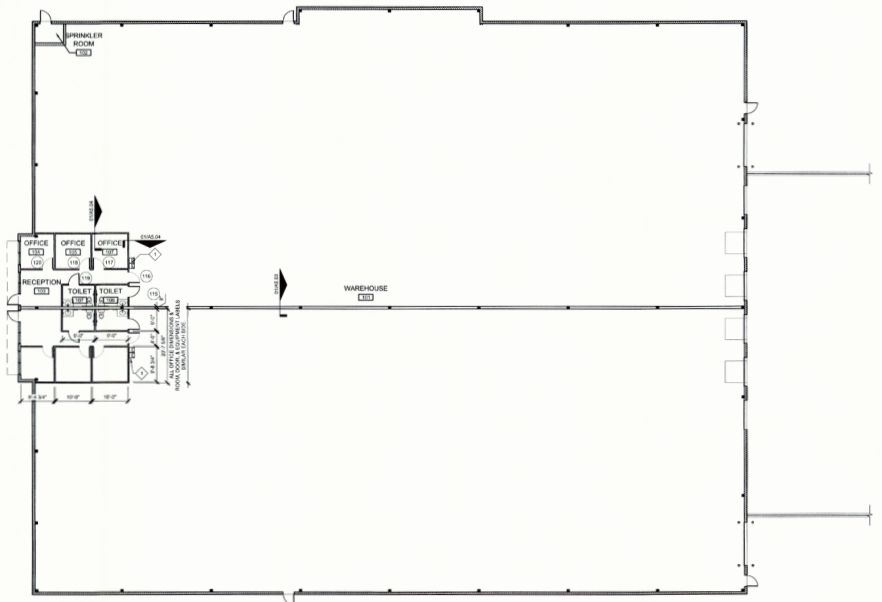
US POPULATION
WITHIN A 24-HOUR
DRIVE OF LOUISVILLE
American Community
Survey, 2023

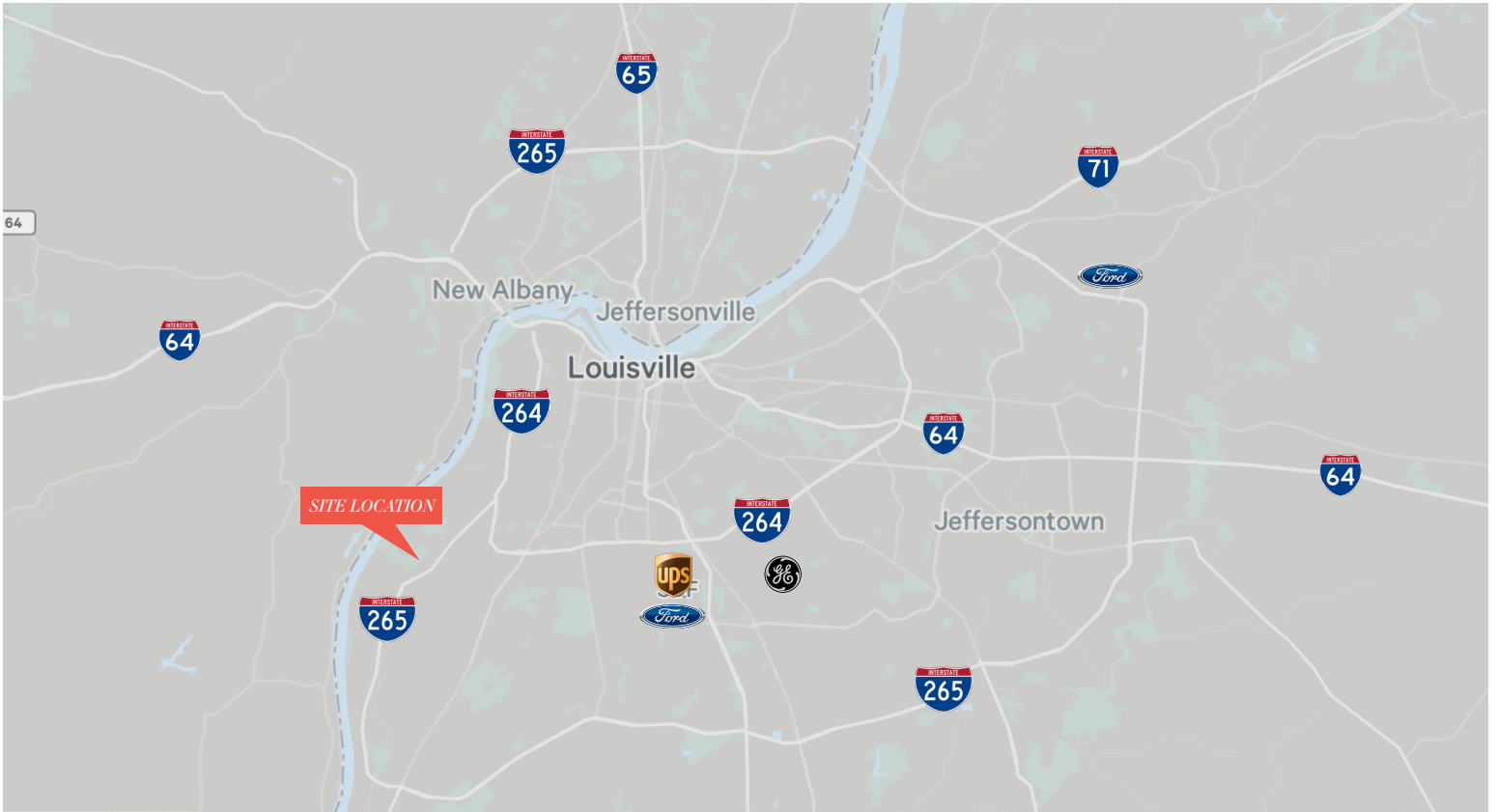
6451 LADD AVENUE
LOUISVILLE, KY

SITE PLAN



FLOOR PLAN





PLEASE CONTACT:

[View this property on our website](#)



Doug Butcher, SIOR
Executive Vice President
+1 502 412 7641
doug.butcher@cbre.com



Alex Grove
Senior Associate
+1 502 412 7655
alex.grove@cbre.com



© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.