



3700
FERN VALLEY RD

INDUSTRIAL NET LEASED ASSET IN LOUISVILLE, KY

Marcus & Millichap
THE TASHAKORIAN GROUP

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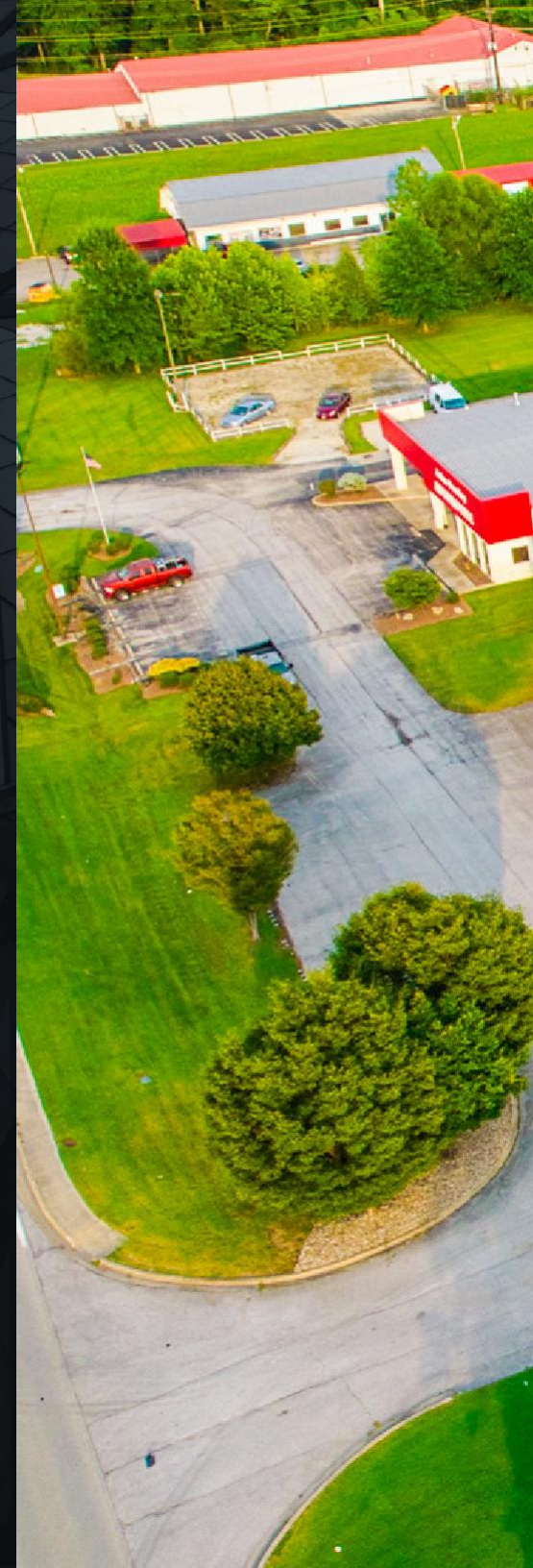
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FERN VALLEY RD

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EXECUTIVE SUMMARY

3700 FERN VALLEY | LOUISVILLE, KY

3700 Fern Valley Rd presents a rare opportunity to acquire an industrial asset in Louisville, KY via a sale-leaseback structure. The current owner will sign a brand-new 10-year NNN lease upon close of escrow, delivering long-term income stability from day one. The property is a 15,400 SF distribution facility situated on a 2.05-acre parcel, built in 2003 and zoned CM. The tenant, Excel Distribution, is a third-party logistics provider specializing in warehousing and distribution solutions across the region.

ABOUT EXCEL DISTRIBUTION:

A third-party logistics company headquartered in Louisville, KY. The firm specializes in warehousing, inventory management, and order fulfillment services for a diverse range of clients. With multiple years in business and a strong local footprint, Excel Distribution supports a wide range of consumer and commercial clients and has proven operational capacity within the logistics sector. Their strategic location near Louisville International Airport and major distribution hubs supports long-term business sustainability.





PROPERTY DETAILS

BUILDING SIZE	15,400 SF
LOT SIZE	2.05 Acres (89,298 SF)
YEAR BUILT	2003
ZONING	CM (Commercial/Manufacturing)
APN / BLOCK	063303200000 / Block 633

PROPERTY HIGHLIGHTS

- Sale-leaseback structure with 10-year NNN lease signed at closing
- Stable tenant: Excel Distribution – logistics & warehousing services
- 15,400 SF building on 2.05 acres
- Zoned CM with excellent access and industrial layout
- Priced at \$162/SF, offering value in today's market
- Long-term income stream with zero landlord responsibilities

INVESTMENT SUMMARY

PURCHASE INFO		PROPERTY INFORMATION		PROPOSED FINANCING	
Price	\$2,500,000	Year Built / Renovated	2003	Loan Amount	\$1,500,000
Down Payment	\$1,000,000	Building Square Footage	15,400	Loan To Value (LTV)	60%
Current CAP Rate	6.00%	Lot Size (AC)	2.05	Interest Rate	6.500%
		Lot Size (SF)	89,298	Years Amortized	25
		Building Price Per FT	\$162	Monthly Payment	\$(10,248)
		Land Price Per FT	\$28	Annual Payment	\$(122,972)

CURRENT OPERATING DATA	Annual	Notes
Base Rent	\$150,000	
Reimbursement	\$36,960	
Total Income	\$186,960	
Vacancy	\$-	
Estimated Gross Income (EGI)	\$186,960	
Total Expenses	\$(36,960)	
Net Operating Income	\$150,000	(1.22) DCR
Less Loan Payments	\$(122,972)	
Pre-Tax Cash Flow	\$27,028	2.70% Cash on Cash
Plus Principal Reduction	\$28,894	
Total Return Before Taxes	\$55,922	5.59% Total Return

RENT ROLL

SUITE	TENANT	RBA	% OF RBA	RENT /SF	MONTHLY RENT	ANNUAL RENT	REIM.	TOTAL RENT	LEASE START	LEASE END	WALT
A	Excel Distribution	15,400	100%	\$0.81 \$9.74	\$12,500	\$150,000	\$36,960	\$186,960	COE	1/1/2036	10
Total		15,400	100%		\$12,500	\$150,000	\$36,960	\$186,960			10



SALES COMPARABLES

Sale Date	Property Address	Property Type	Size	Sale Price	Price Per SF	Submarket Name	Year Built
10/14/2025	1518 Petunia Avenue	Industrial	7,314	\$760,000	\$103.91	South Central	1971
10/8/2025	4415 Poplar Level Road	Industrial	9,548	\$950,000	\$99.50	South Central	1965
10/1/2025	4041-4043 Mccollum Court (Part of a 3 Property Sale)	Industrial	6,355	\$907,143	\$142.74	South Central	1997
10/1/2025	3501 Bashford Avenue (Part of a 3 Property Sale)	Industrial	6,080	\$894,250	\$147.08	South Central	1979
9/25/2025	444 Downes Terrace	Industrial	11,250	\$1,380,000	\$122.67	South Central	1985
7/22/2025	4726 Allmond Avenue	Industrial	15,200	\$3,400,000	\$223.68	South Central	1986
6/9/2025	140 A E Woodlawn Avenue	Industrial	7,250	\$800,000	\$110.34	South Central	1945
5/30/2025	4606 Melton Avenue	Industrial	5,996	\$1,125,000	\$187.62	South Central	1999
1/15/2025	4406 Poplar Level Road	Industrial	6,402	\$1,500,000	\$234.30	South Central	1950
11/12/2024	6709 Grade Lane	Industrial	20,230	\$4,000,000	\$197.73	South Central	1988
10/10/2024	2428 Crittenden Drive	Industrial	21,400	\$2,300,000	\$107.48	Old Louisville	1984
10/8/2024	4730 Allmond Avenue	Industrial	23,232	\$3,000,000	\$129.13	South Central	1980
10/2/2024	1714 Lincoln Avenue	Industrial	15,360	\$1,400,000	\$91.15	Old Louisville	1988
12/13/2023	5800 Poplar Level Road	Industrial	17,100	\$2,000,000	\$116.96	South Central	1980
11/21/2023	1201 Hodel Road	Industrial	11,673	\$1,250,000	\$107.08	South Central	1994
		Average	12,293	\$1,711,093	\$141.42		

LEASE COMPARABLES

Start Date	Address	SF Leased	Rent/SF/Yr	Services	Lease Status
Oct-25	3509 Bashford Avenue	9,700	\$12.00	NNN	Executed
Sep-25	455 Downes Terrace	12,958	\$10.50	NNN	Executed
Feb-25	4850 Crittenden Drive	7,823	\$9.95	NNN	Executed
Feb-25	4340 Sanita Court	6,750	\$9.25	NNN	Executed
Dec-24	1201 Hodel Road	10,924	\$9.50	NNN	Executed
Jul-24	439 Downes Terrace	5,000	\$10.75	NNN	Executed
Apr-24	1504 Petunia Avenue	6,500	\$11.72	MG	Executed
	Average	8,522	\$10.52		



\$10.52
Average Rent / SF



8,522 SF
Average Leased





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