

For Lease

Industrial Property

\$4.95 SF/yr



3001 Hamburg Pike

3001 Hamburg Pike
Jeffersonville, Kentucky 47130

Property Highlights

- 1.15 mi from I-65

Property Description

Welcome to 3001 Hamburg Pike - where industrial excellence meets prime location! This spacious warehouse distribution property is a gem for businesses looking to expand their operations. Boasting generous square footage and strategically positioned for easy access to major transportation routes, this facility is designed to streamline your distribution processes efficiently. This property comprises two buildings, offering a total of 79,492 SF to accommodate your warehouse distribution requirements.

Don't miss this opportunity to elevate your distribution operations to new heights. Discover how 3001 Hamburg Pike can be the key to unlocking your business's full potential.

SUMMARY

Available SF	79,492 SF
Lease Rate	\$4.95 SF/yr (NNN)
Lot Size	4.11 Acres
Clear Height	22'

BUILDINGS

Building 1	12,492 SF
Dock/Drive-in	2/1
Building 2	67,000 SF
Dock/Drive-in	5/1

VIEW PROPERTY VIDEO

For more information

Clay F. Manley III

O: 502 643 9908 x305
cmanley@naifortis.com

Mark Wardlaw

O: 502 583 4040 x304
mwardlaw@naifortis.com

For Lease

Industrial

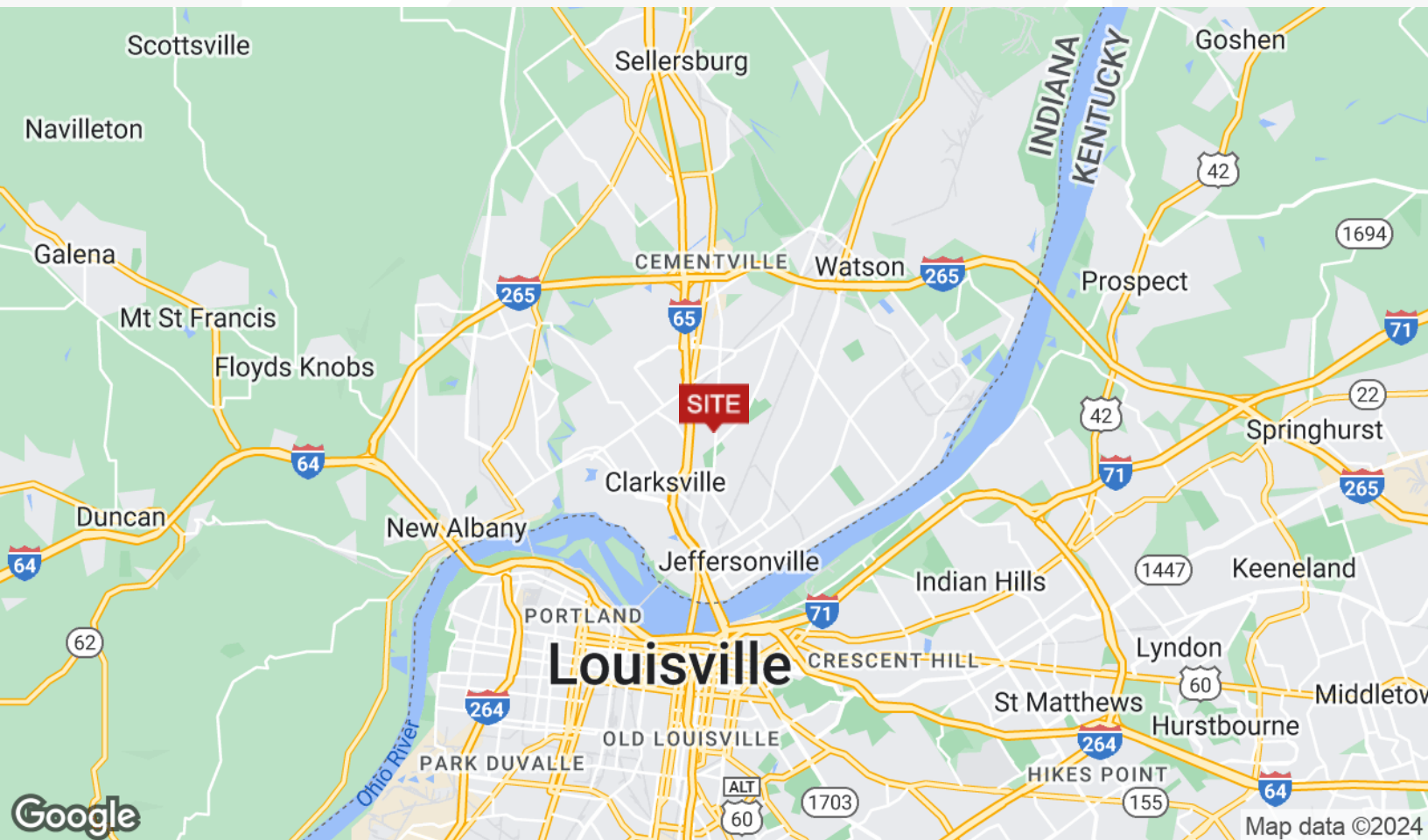
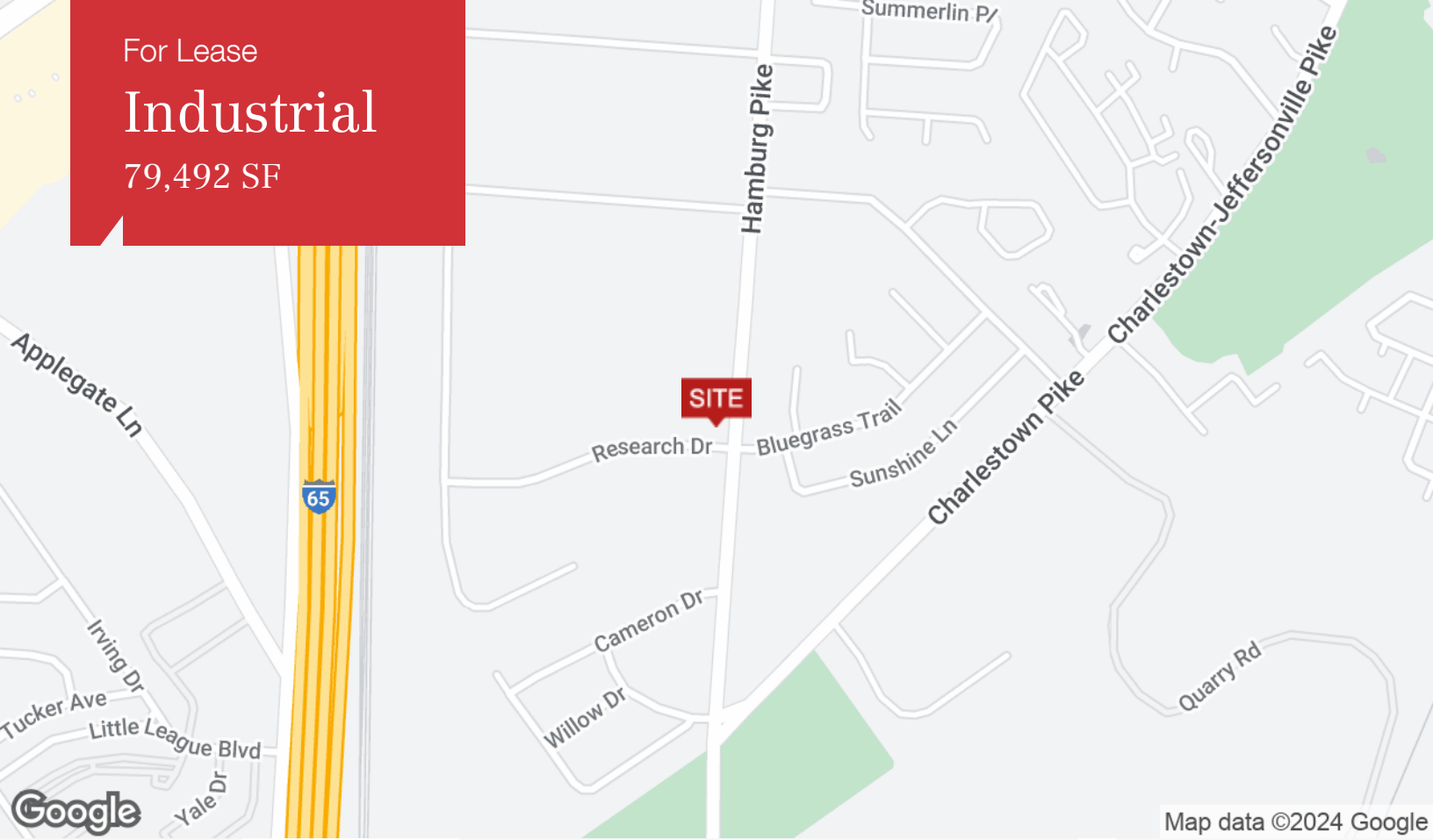
79,492 SF



For Lease

Industrial

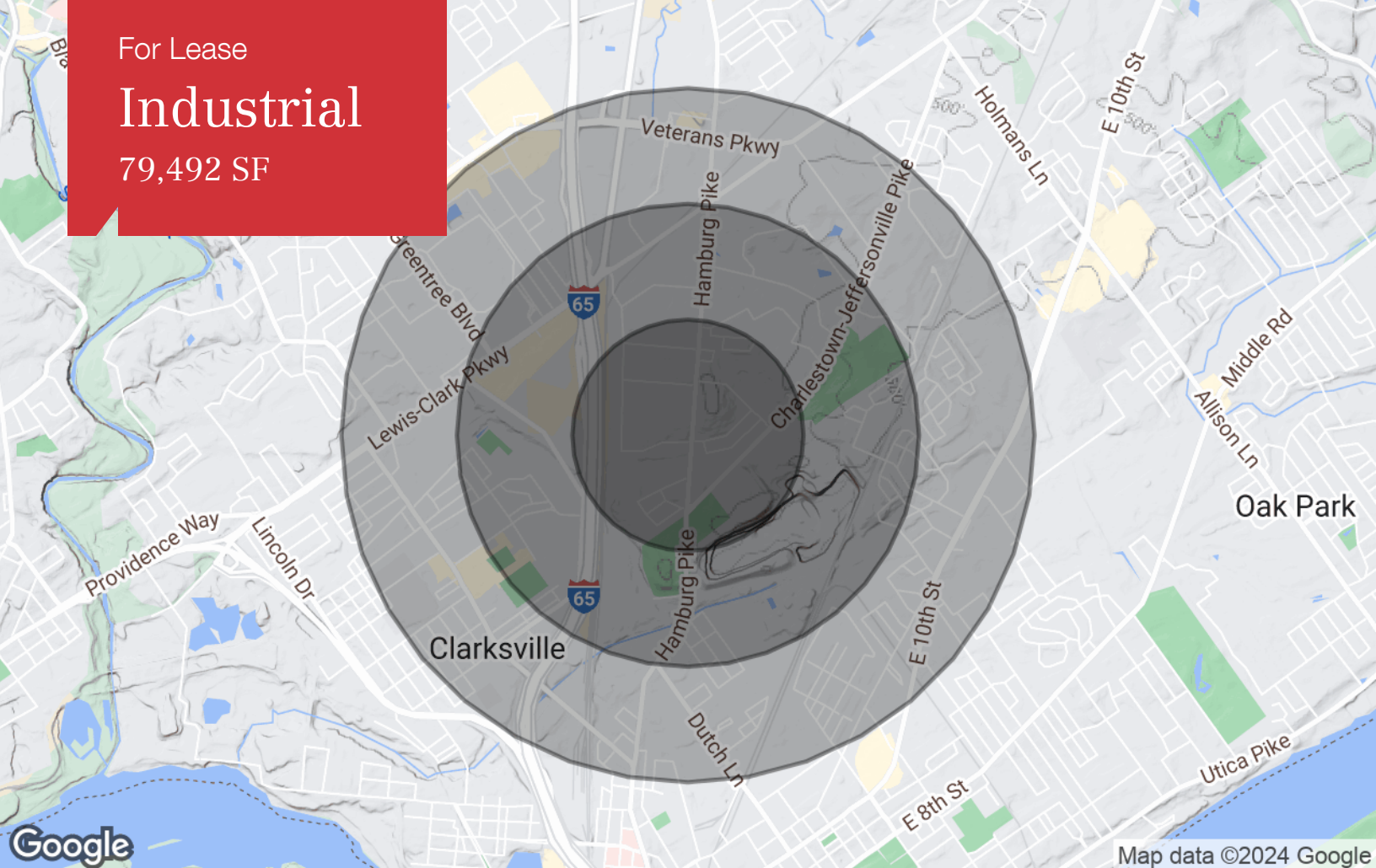
79,492 SF



For Lease

Industrial

79,492 SF



	0.5 Miles	1 Mile	1.5 Miles
Population			
TOTAL POPULATION	1,079	5,364	15,874
MEDIAN AGE	50.1	44.3	40.5
MEDIAN AGE (MALE)	48.4	41.2	38.3
MEDIAN AGE (FEMALE)	50.7	46.1	41.4
Households & Income			
TOTAL HOUSEHOLDS	477	2,517	6,940
# OF PERSONS PER HH	2.3	2.1	2.3
AVERAGE HH INCOME	\$83,774	\$61,311	\$57,085
AVERAGE HOUSE VALUE	\$168,878	\$135,674	\$122,091
Race			
% WHITE	90.2%	90.0%	87.1%
% BLACK	9.5%	9.3%	11.1%
% ASIAN	0.2%	0.4%	1.1%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.0%	0.0%
% OTHER	0.1%	0.3%	0.7%
Ethnicity			
% HISPANIC	0.4%	4.3%	9.6%

* Demographic data derived from 2020 ACS - US Census