

# WAREHOUSE + GARAGE ON C-2 CORNER



6201 / 6203 Lower  
Hunters Trace  
Louisville, KY 40258

- Great for an automotive repair or contractor shop
- 0.4 miles from Greenbelt Hwy and 2.1 miles from Dixie Hwy
- Zoned C-2

Buildings & Land (without cell tower): \$600,000

Cell Tower: \$200,000



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# Executive Summary

2

Buildings & Land (w/o cell tower)	\$600,000
Cell Tower Lease	\$200,000
Warehouse	4,500 SF
Garage	1,200 SF
Acreage	4.9 +/-
Zoning	C-2

Located at the corner of Lower Hunters Trace and Murray Lane. 4,500 SF warehouse has two overhead doors (12'x14' and 10'x10'). 1,200 SF garage has updated LED lighting for car detailing and maintenance, and heating and cooling.

Cell tower lease available for \$200,000.



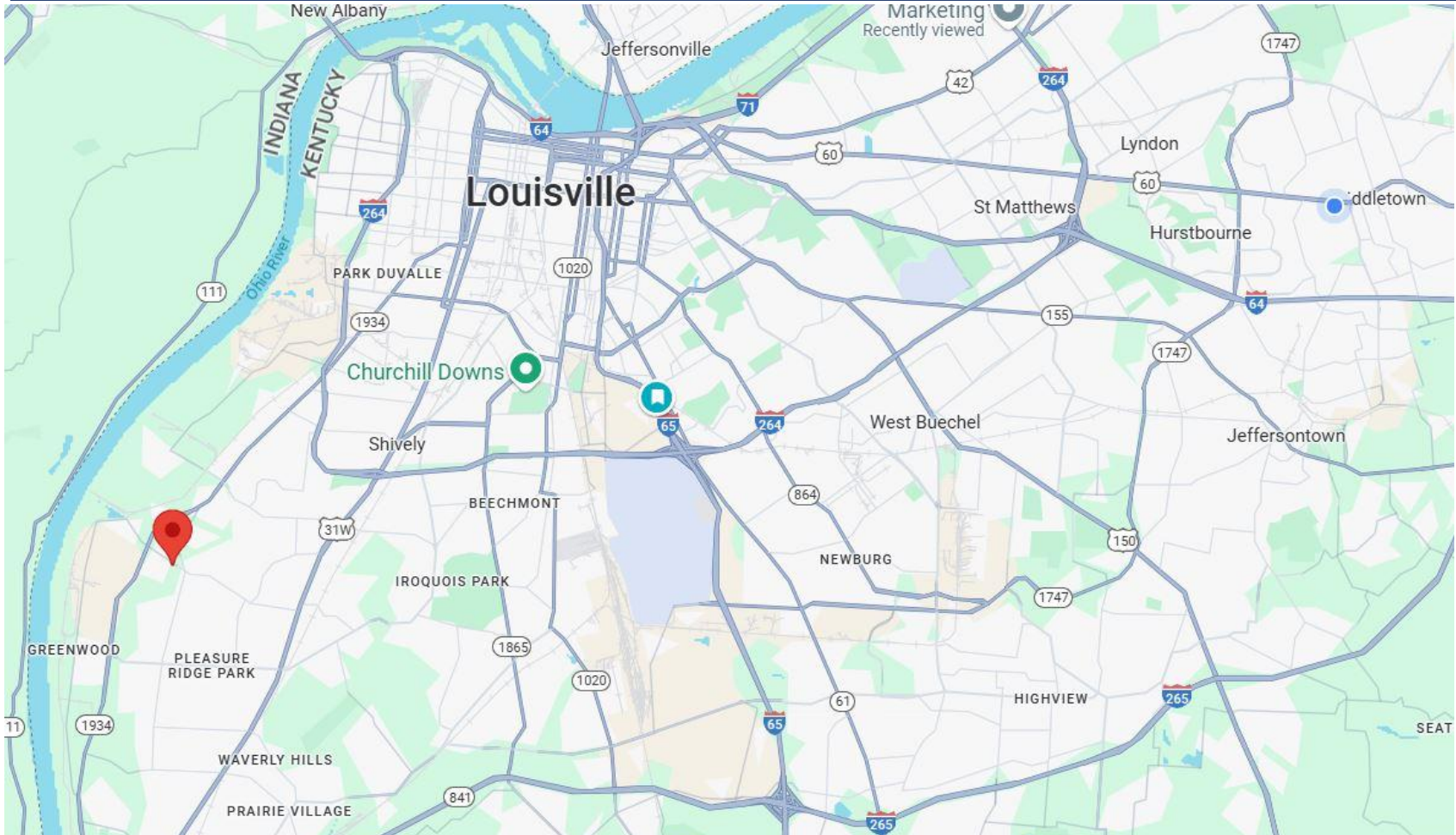
# Photos

3



# Area Map

4



**4 minutes to  
Dixie Hwy**

**11 minutes  
to I-264**

**15 minutes  
to I-65**

**15 minutes to Louisville  
Int'l Airport**

**21 minutes to  
Downtown Louisville**

# Traffic Count

