



INDUSTRIAL WAREHOUSE FOR SALE

**2990 W. JEFFERSON ST & 301 S. 30<sup>th</sup> ST**

Louisville, KY 40212



**\$875,000**

Asking Price

**41,568 SF**

Warehouse

**1.569 AC**

Lot Size



# PROPERTY OVERVIEW



**41,568 SF**

*Total Building Area*



**11,208 SF (Asking \$55/SF)**

*Section #1 (301 S 30<sup>th</sup> St)*



**30,360 SF (Asking \$8.52/SF)**

*Section #2 (2990 W. Jefferson St)*



**1.569 Acres (2 Parcels)**

*Total Lot Size*



**EZ-1**

*Zoning*



**Two (14x10 & 14x14)**

*Bay Doors*



**Three (8' x 8')**

*Dock Doors*



**10' - 17.5'**

*Peak Clear Height*



Located at the hard corner of W Jefferson and S 30th St, this 41,568 SF industrial footprint consists of two adjoining one-story warehouse buildings on 1.6 acres zoned EZ-1, offering both immediate functionality and a clear value-add opportunity. The 11,208 SF building at 301 S 30th St is in strong condition with 3-phase power, 15.4'–17.5' clear heights, a new metal roof, three dock-high doors, and an automatic drive-in, making it ready for an owner-user or tenant on day one. The 30,306 SF building at 2990 W Jefferson is structurally sound with an active sprinkler system and provides scale for storage, fabrication, indoor fleet housing, or adaptive reuse, but will require renovation. Positioned directly across from the Norton Healthcare Sports & Learning Center—where a new \$3.5M outdoor sports complex is planned—and just a half mile from the Eclipse at Russell development and Bezos Academy, the property sits in a corridor experiencing meaningful public and private investment, creating long-term upside for users, investors, or developers.



# ADDITIONAL DETAILS

## UTILITIES

### Electrical

- 3 - Phase, only in Section #1
- Recently upgraded interior lighting for Section #1

### Heating/Air

- Insulated Warehouse
- Heating/Air for Section #1

### Plumbing

- Wet-sprinkler system for Section #2. Section #1 is not sprinklered.
- Both sections are connected to city water and sewers.

**SECTION #2 IS IN NEED OF SIGNIFICANT REPAIRS, INCLUDING A FULL ROOF REPLACEMENT. SQUARE FOOTAGE PRICING IS BROKEN DOWN AS \$55/SF ON SECTION #1 AND \$8.52/SF ON SECTION #2.**

**PROPERTY WILL BE DELIVERED VACANT AND FREE OF PERSONAL PROPERTY.**

## Docks & Doors

### Type

### Quantity (L x W)

Docks w/ Levelers

3 - (8' x 8')

Drive-in #1

1 - (14' x 14')

Drive-In #2

1 - (14' x 10')

SECTION #1



**Unknown**

*Year Built*



**Steel on Slab**

*Building Construction*

SECTION #2



**1949**

*Year Built*



**Block & Steel on Slab**

*Building Construction*



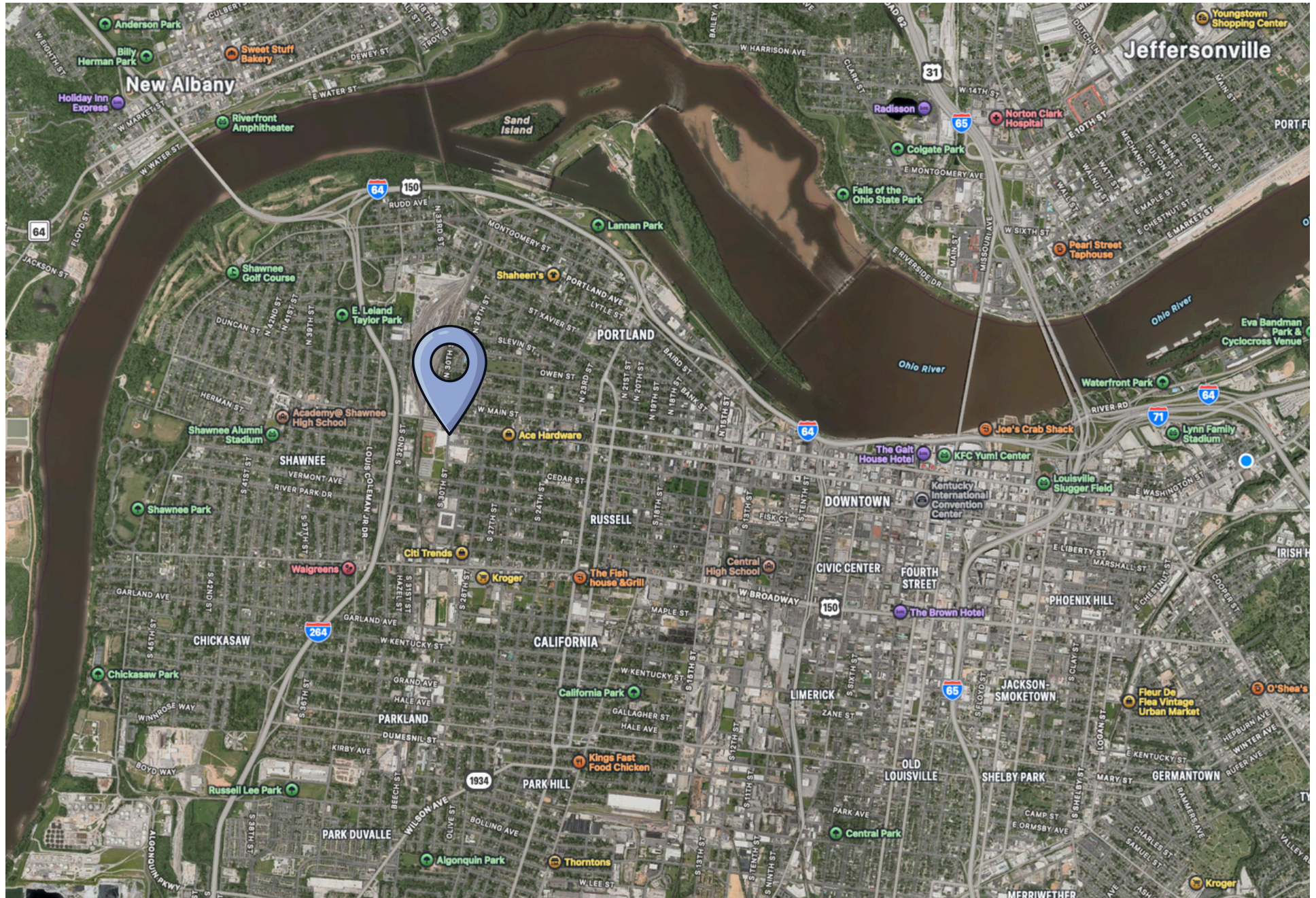


# SITE OUTLINE





# SITE LOCATION







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