



(5.0 miles / 8 minutes to
downtown Louisville)

HOAGLAND
COMMERCIAL REALTORS
A company of Sun Properties

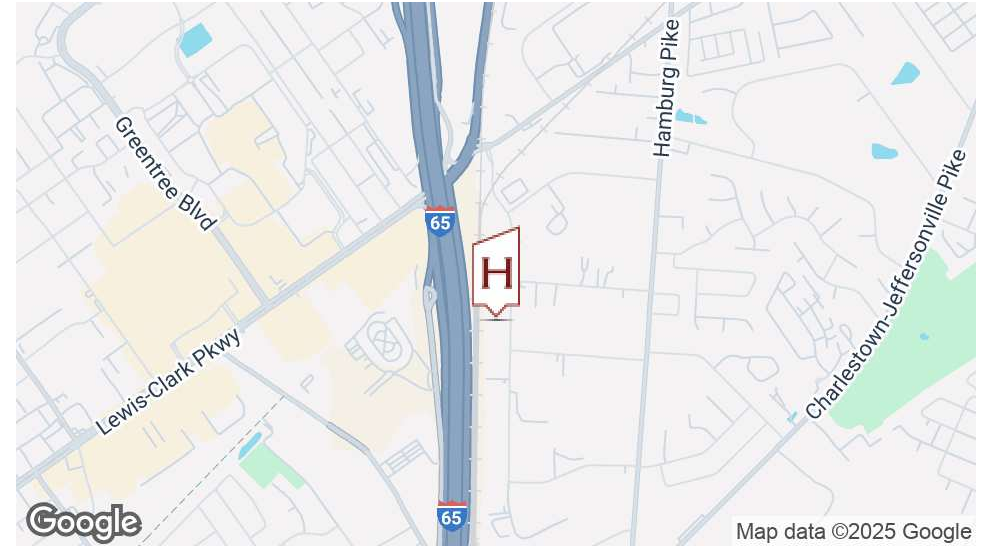


Flex Space for Lease

3307 INDUSTRIAL PKWY

Flex Space For Lease

3307 INDUSTRIAL PKWY JEFFERSONVILLE, IN 47130



OFFERING SUMMARY

| | |
|----------------|---------------------|
| Lease Rate: | \$12.00 SF/yr (NNN) |
| Building Size: | 9,200 SF |
| Lot Size: | 1.25 Acres |
| Zoning: | I2 |

PROPERTY OVERVIEW

Located in the heart of Jeffersonville's established industrial corridor, 3307 Industrial Parkway offers a prime opportunity for warehouse, distribution, or light manufacturing users. Positioned just minutes from the Louisville metro area and major transportation routes, this property provides an ideal location for logistics and regional distribution.

PROPERTY HIGHLIGHTS

- Ample parking and loading areas
- Clear Height - 15-18'
- Great visibility on I-65; 0.7 mi to interstate access
- Easy access to I-265, I-65, and the Lewis and Clark Bridge
- Two (2) 14' and three (3) 10' overhead doors

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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|---------------|----------------|----------------|
| Total Population | 4,689 | 62,153 | 167,752 |
| Average Age | 43 | 41 | 40 |
| Average Age (Male) | 42 | 40 | 39 |
| Average Age (Female) | 45 | 43 | 42 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|--------------------------------|---------------|----------------|----------------|
| Total Households | 2,060 | 26,815 | 72,193 |
| # of Persons per HH | 2.3 | 2.3 | 2.3 |
| Average HH Income | \$76,344 | \$70,251 | \$74,432 |
| Average House Value | \$216,841 | \$195,086 | \$210,846 |

Demographics data derived from AlphaMap

