

FOR LEASE

INDUSTRIAL FACILITY ON 2.75 ACRES

1604 Northwestern Pkwy

Louisville, KY 40203

 **\$4.50/SF/YR**
NNN Lease Rate

502-306-3635

Call for inquiries

OFFERING FEATURES

 **4 Buildings**

of Buildings

 **42,773 SF**

Total Square Footage

 **2.75 acres**

Total Acreage

 **EZ-1**

Zoning

 **17 Drive-In Doors**

of Doors

 **1938 & 1981**

Years Built



We are pleased to present a 42,773 SF manufacturing facility sitting on 2.75 acres. This property is zoned EZ-1 and comprised of 4 buildings outfitted for heavy industrial users. Amenities include overhead cranes, phase 3 power, bay doors, a licensed paint booth, fire suppression, reinforced floors for heavy equipment, high clearance, outdoor storage, and dedicated office.

An alley right of way currently splits the property in half but could be closed off if desired. This would allow for the property to be fully fenced and function contiguously for outdoor storage and unloading/loading. Additionally, there are three undeveloped shot-gun lots that may be built-on or improved for more outdoor storage. Despite the facility's large existing footprint, there is ample room for future expansion and reconfiguration.

Cost Breakdown

Base Rent/SF/YR	Annual	Monthly
\$4.50	\$192,478	\$16,039

CAM Expense	CAM/SF/YR	Annual	Monthly
Taxes (Actual)	\$0.36	\$15,282	\$1,273
Repairs & Maint. (Est.)**	\$1.50	\$64,160	\$5,347
Utilities (TTM Actual)	\$2.49	\$106,325	\$8,860
Insurance (Est.)	\$0.94	\$40,000	\$3,333
Total CAM (Estimate)	\$5.28	\$225,766	\$18,814

Base Rent + Est. CAM /SF/YR	Annual	Monthly
\$9.78	\$418,244	\$34,853

Actuals come from full-time operations from fabrication facility in 2023. Utilities and Insurance are likely to fluctuate slightly depending on use/situation.

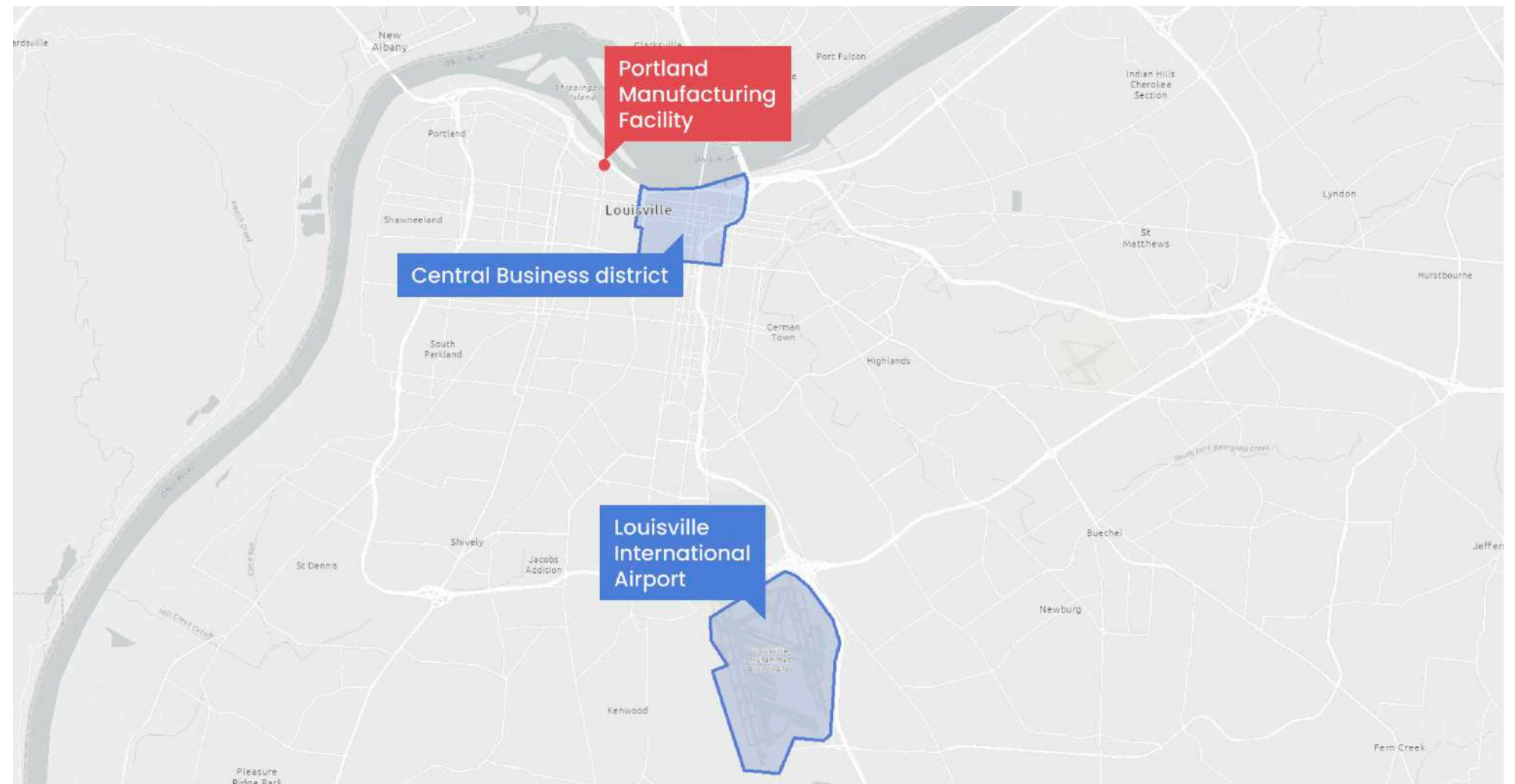
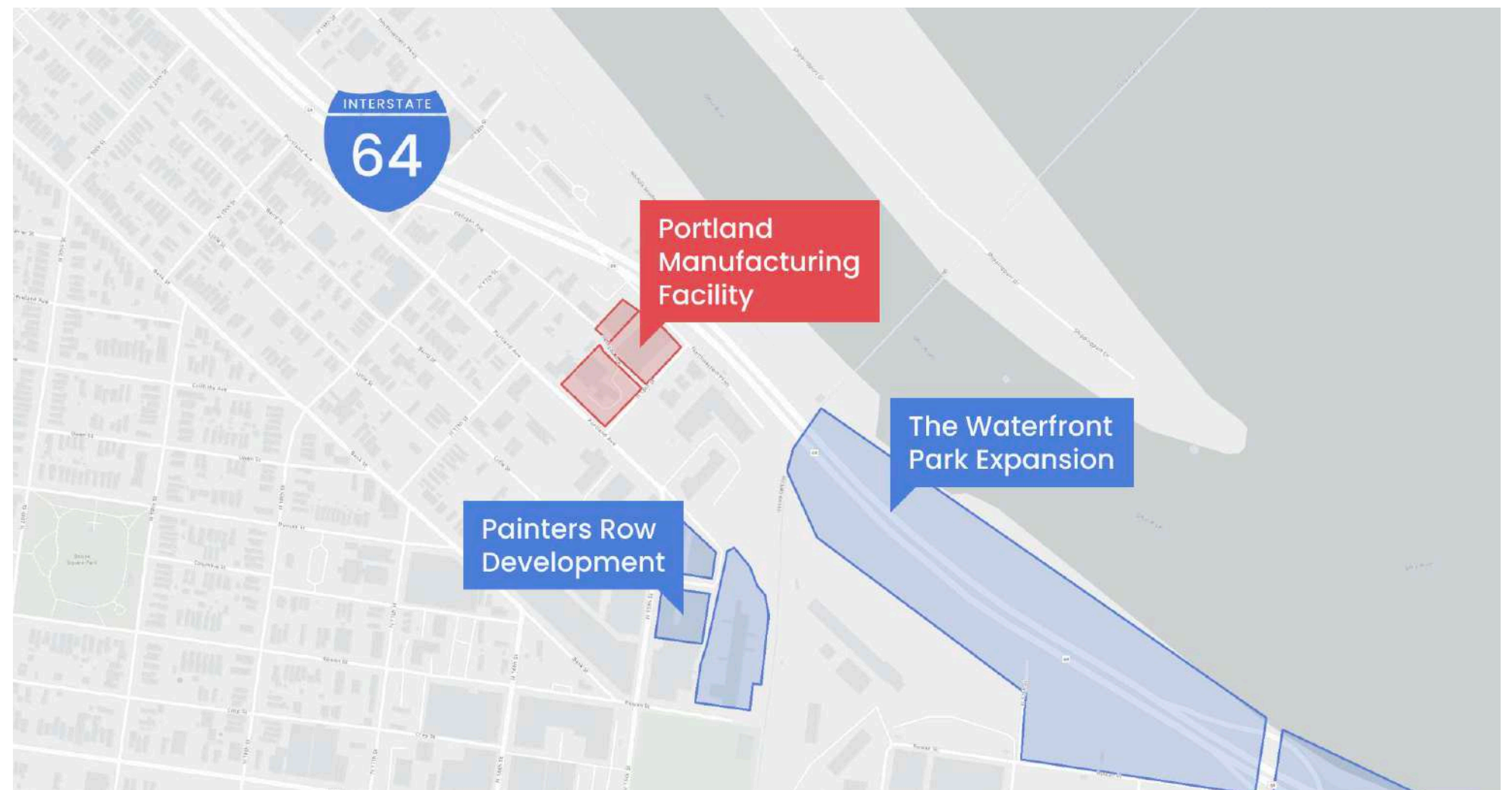
**Estimate for Repairs and Maint. is based on deferred maintenance that has taken place cosmetically. The assumption is a tenant is likely to make updates to the office space and other areas.

Lease Terms

- NNN – Tenant pays for all operating expenses.
- 5 Year Minimum Term
- Tenant Improvements: Negotiable
- Escalations: 3% annually

NEARBY POINTS OF INTEREST

- 📍 **I-64 On & Off Ramps**
0.6 miles
- 📍 **Central Business District (CBD)**
1.0 miles
- 📍 **YUM! Center**
2.0 miles
- 📍 **Norfolk Southern Rail Terminal**
2.5 miles
- 📍 **Brown Foreman Distillery**
4.8 miles
- 📍 **Louisville International Airport**
7.8 miles
- 📍 **Riverport Industrial Park**
12.2 miles
- 📍 **River Ridge Commerce Park**
15.4 miles



PORTFOLIO

Properties	Parcel ID	Acres	Bldg SF
1604 NORTHWESTERN PKWY	015K00460000	0.2715	7,527
1604 NORTHWESTERN PKWY	015K00490000	0.9403	22,482
1615 R PORTLAND AVE	015K00720000	1.0583	15,206
1621/23 PORTLAND AVE (Vacant Lot)	015K00160000	0.1624	–
1625 PORTLAND AVE (Vacant Lot)	015K00150000	0.1592	–
1629 PORTLAND AVE (Vacant Lot)	015K00140000	0.1592	–
Totals:	6	2.7509	45,215

BUILDINGS

#	Current Use	AG SF	BG SF	Bldg Material	Roof Type	Year Built	Address, Last 5 of Parcel ID
1	Main Manufacturing Facility & Executive Offices	20,040	2,442	Metal Siding w/ Steel Framing Brick w/ Wood Framing;	Metal	1938/1989	1604 Northwestern Pkwy, 90000
2	Machine Shop w/ Office Space	7,527	–	Brick/Block w/ Steel Framing	Metal	1940	1604 Northwestern Pkwy, 60000
3	Laser Cutting & Storage Facility w/ 2nd Story	11,720	–	Metal w/ Steel, Wood, & Block Framing	Metal	1981	1615 R Portland Ave, 20000
4	Paint Building	3,486	–	Metal w/ Wood Framing	Metal	1981	1615 R Portland Ave, 20000
Totals:	4 Buildings	42,773	2,442				



Industrial Facility
1604 Northwestern Parkway, Louisville, KY 40203

MAIN MFG FACILITY

Detail	Value
Cranes	10
Drive-In Bays	5
Electricity	3 Phase AC
Electric Supply (Max)	440 V; 600 A
Electric Supply (Min)	440 V; 400 A

Total SF: 17,598 SF

OTHER DETAILS

- Concrete Slab Foundation
- Flammable Storage Area
- Dedicated Air Compressor
- All Bay Doors are Motorized

CRANES

Quantity	Weight Capacity
2	10 Ton
2	5 Ton
2	2 Ton
1	3 Ton
3	1 Ton (Fixed)

ELECTRICITY

Quantity	Name
2	440 V; 400 A - 3 Phase AC Supply
1	440 V; 600 A - 3 Phase AC Supply
31	480 V Outlets

DRIVE-IN BAYS

#	W x H (ft)
1	24' x 15.5'
2	22' x 15.5'
3	22' x 15.5'
4	22' x 15.5'
5	19' x 13.5'

CLEARANCE

Detail	Value (ft)
Drive-Ins (Max)	15.5'
Beam Height	30'
NW Sidewall	14'
SE Sidewall	24'

EXECUTIVE OFFICES

Room	Quantity
Offices	10
Conf. Rooms	2
Closets	9
Bathrooms	3
Egress Exits	3

Total Sqft: 4,844 SF

UTILITY ROOM

Feeds MFG

Plumbing

- PVC
- New Water Heater (50 Gal.)

Heating/Air

- 3 Gas Furnaces - 3 years old or less (Goodman)
- 3 A/C Units - Older

Electrical

- Fully updated/modern systems & wiring

OTHER DETAILS

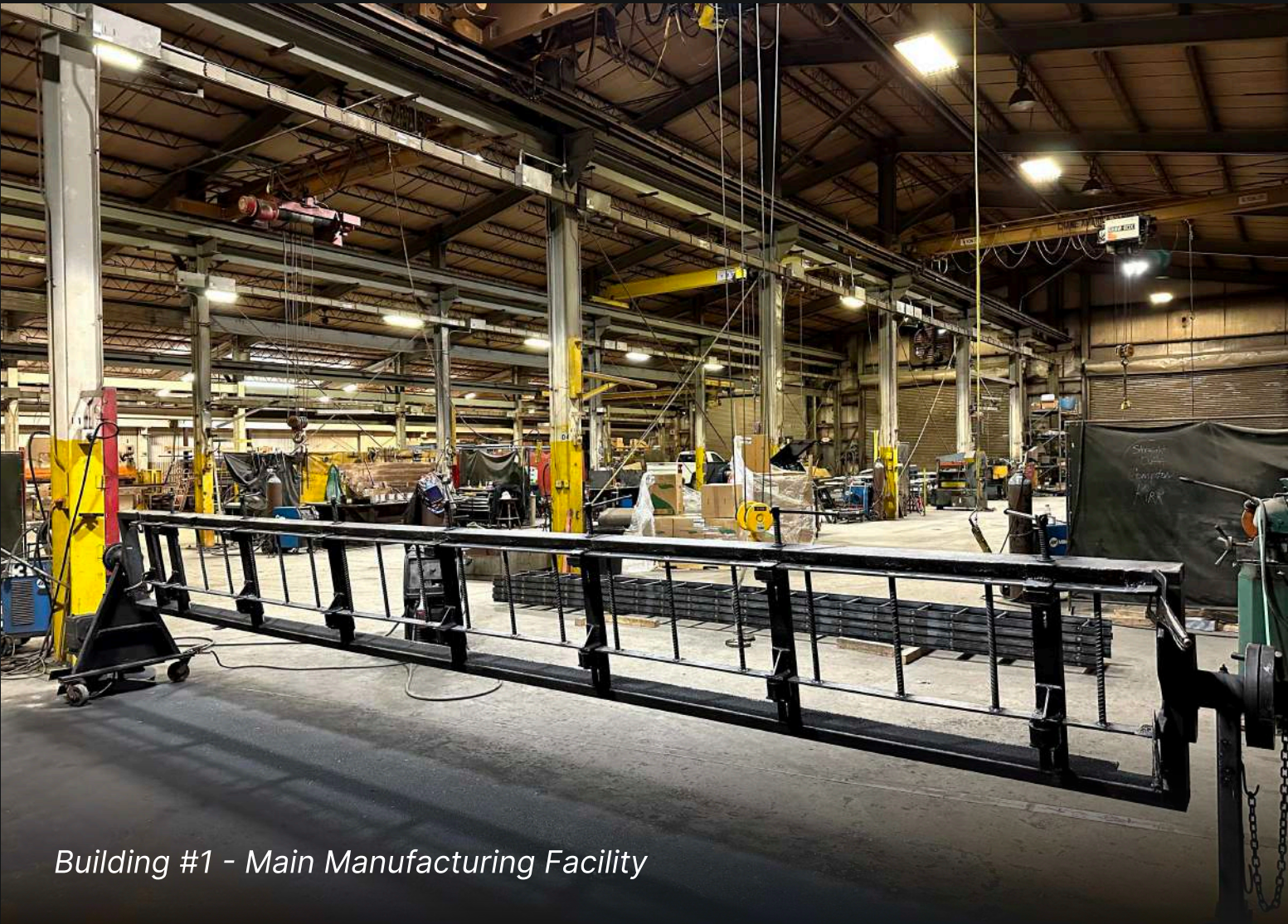
- New Roof Nov 2023
- Drive in Garage in Basement
- Paneled Drop Ceilings
- Concrete Foundation
- Security System Feed for all Cameras on the property
- Heated & Cooled



Building #1 - Main Manufacturing Facility



Building #1 - Executive Offices



Building #1 - Main Manufacturing Facility



Building #1 - Executive Offices

FACILITY DETAILS

Detail	Value
Drive-In Bays	4
Electricity	3 Phase AC
Electric Supply (Max)	480 V
Electric Supply (Min)	120 V
Total SF:	7,527 SF

OTHER DETAILS

- Insulated Bay Doors
- Concrete Slab Foundation
- Heated → 4 Gas Furnaces
- Drainage Basin
- Block Building w/ Steel Framing/ Support

ELECTRICITY

Quantity	Name
1	120 V – 3 Phase AC Supply
1	240 V – 3 Phase AC Supply
1	480 V – 3 Phase AC Supply
2	High V Transformers

AMENITIES

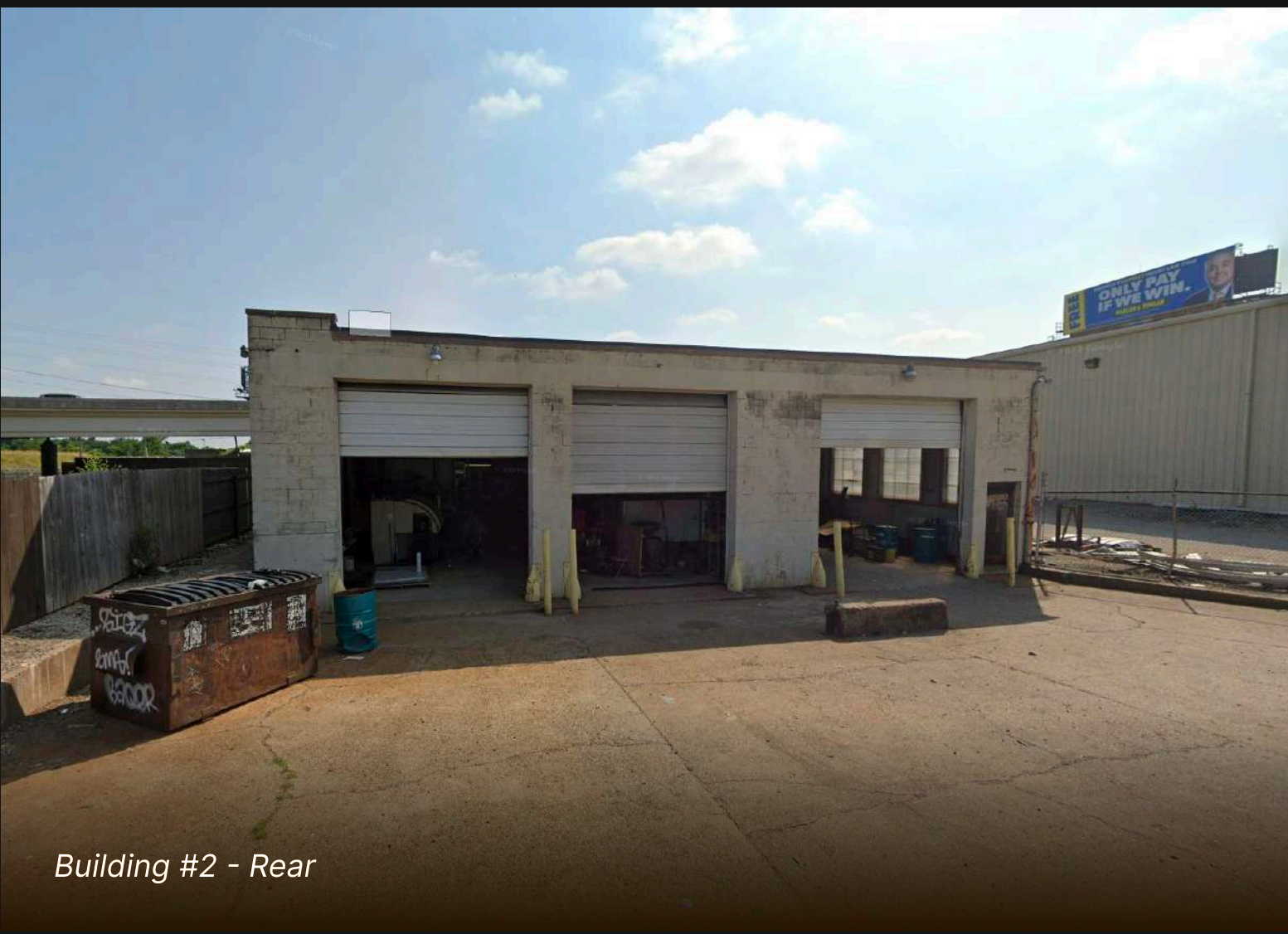
- 2 Offices
- 2 Bathrooms
- 3 Storage Areas
 - 2, 1st Floor
 - 1, 2nd Floor (Storage Loft)

DRIVE-IN BAYS

#	W x H (ft)
1	14’ x 15’
2	14’ x 14’
3	12’ x 14’
4	12’ x 14’

CLEARANCE

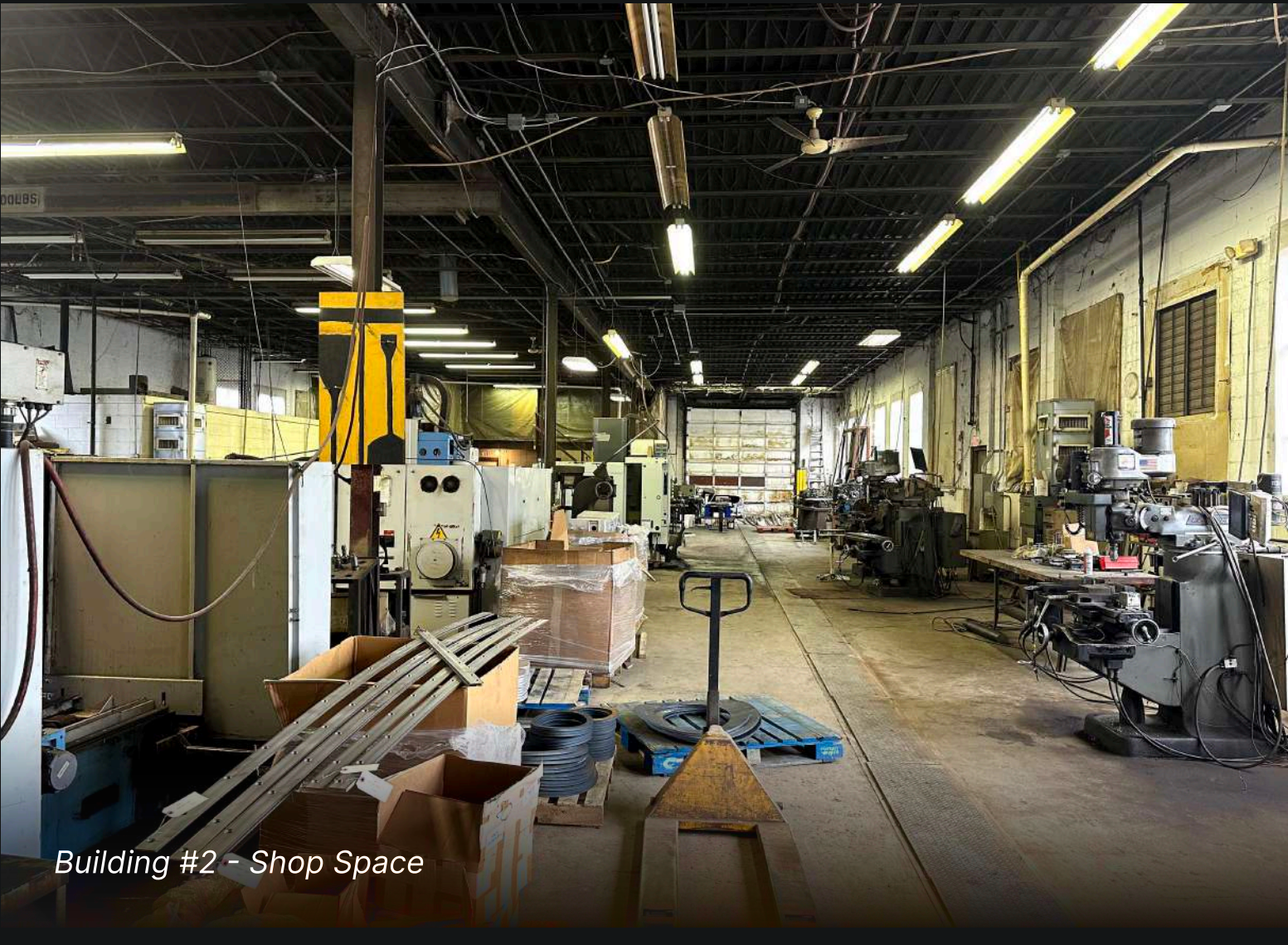
Detail	Value (ft)
Drive-Ins (Max)	15’
Ceiling Height	15’
NW Sidewall	15’
SE Sidewall	15’



Building #2 - Rear



Building #2 - Shop Space



Building #2 - Shop Space



Building #2 - Front

FACILITY DETAILS

Detail	Value
2nd Story Storage SF	3,700
Drive-In Bays	4
Electricity	3 Phase AC
Electric Supply (Max)	480 V
Electric Supply (Min)	240 V

Total SF: 11,720 SF

OTHER DETAILS

- Freight Elevator
- Exterior Stairs to 2nd Story
- Concrete Slab Foundation
- Heated, 2 Gas Heaters
- Deltech Air Compressor (Feeds Paint Building too)

CRANES

Quantity	Weight Capacity
2	2 Ton

ELECTRICITY

Quantity	Name
2	480 V - 3 Phase AC Supply
2	High V Transformers

DRIVE-IN BAYS

#	W x H (ft)
1	24' x 14'
2	20' x 14'
3	20' x 14'
4	20' x 12'

CLEARANCE

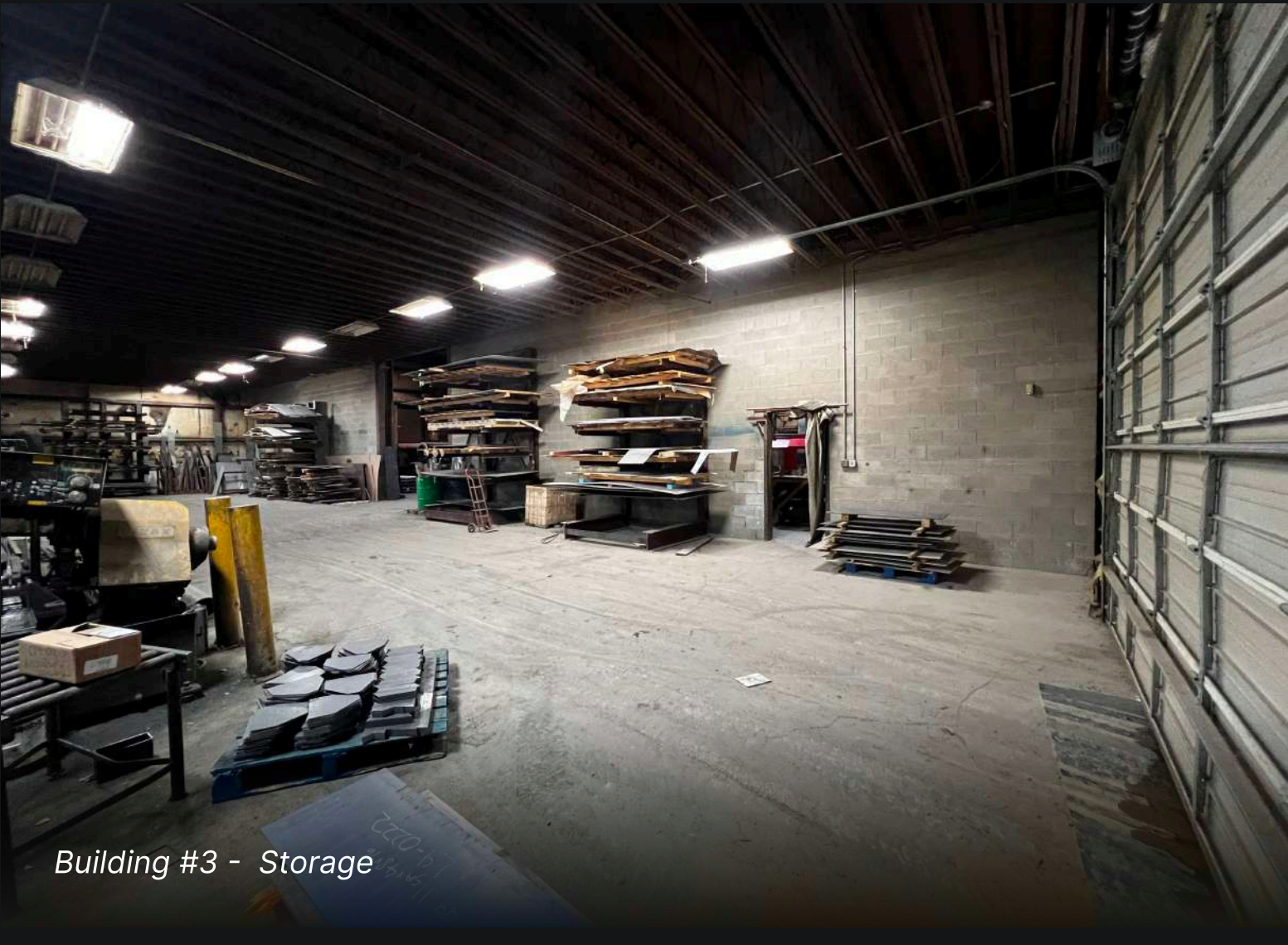
Detail	Value (ft)
Drive-Ins (Max)	14'
Beam Height	27'
NW Sidewall	18'
SE Sidewall	25'



Building #3 - Rear



Building #3 - Shop Space



Building #3 - Storage



Building #3 - Front

FACILITY DETAILS

Detail	Value
Barn Style Doors	4
Electricity	3 Phase AC
Electric Supply (Max)	480 V
Electric Supply (Min)	240 V
Total SF:	3,486 SF

OTHER DETAILS

- Painting Box
- Paint Disposal/Storage Box
- Industrial Ventilation System (2023)
- Sprinkler; Fire Suppression
- Exterior Flammable Storage Box
- Concrete Slab Foundation

CRANES

Quantity	Weight Capacity
1	1 Ton

ELECTRICITY

Quantity	Name
1	480 V - 3 Phase AC Supply
2	High V Transformers

DRIVE-IN BAYS

#	W x H (ft)
4	Sliding Barn Style

CLEARANCE

Detail	Value (ft)
Drive-Ins (Max)	12'
Ceiling Height	15'
NW Sidewall	15'
SE Sidewall	15'



Building #4 - Front



Building #4 - Paint Shop



Building #4 - Paint Shop



Building #4 - Rear

EXP COMMERCIAL

MEET THE TEAM

KENTUCKY, USA

ABOUT US

We are a full-service real estate team that specializes in all aspects of Commercial Real Estate & Business Brokerage. We are unapologetically young, hungry, and creative. We see our service as a partnership, and we believe that the best results are always found when we partner with fantastic people.

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