

FOR SALE

4504 ILLINOIS AVE

Louisville, KY 40213



\$1,500,000

Asking Price

.45 AC

Lot Size

14,400 SF

Building Total

~1,000 SF

Office

~13,400 SF

Warehouse

16' - 30'

Clearance

M-2

Zoning

3

Bay Doors

3-Phase

Electric

14,400 SF CRANE-SERVED FLEX WAREHOUSE

A rare chance to own a well-configured, heavy-duty flex facility in Louisville's Watterson Industrial Park. Located minutes from the Airport with quick access to I-64, I-65, and I-264, this 14,400 SF building sits on a half acre and is built for industrial users seeking over 1000 Amps, 480V, high clearance, large bay doors, and an optional 25-ton overhead crane already in place.

FEATURES:

Industrial Power	3-phase Over 1000 Amps 480 Volts
Material Handling	25-Ton Crane 3 Bay Doors: 14'x14', 14'x15', and 14' x 20'
Clear Height	5,000 SF @ 30' 6,400 SF @ 23' to 26' 3,000 SF @ 16'
Office Built Out	Around 1,000 SF of Existing Office Space
Zoning	M-2; Heavy Industrial

INDUSTRIAL AMMENITIES:

- Overhead Crane w/ 25 Ton capacity. Seller would dismantle and remove if not needed by a buyer.
- Air lines and hookups ran throughout facility.
- Oversized bay doors, block and steel frame construction and newer roof.
- M-2 Zoning allowing for a variety of heavy and light industrial uses.
- Central location to major interstates and industrial hubs in Louisville.
- Extra thick, reinforced slab capable of handling excessive loads.



MAKE ONE DAY, TODAY.

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POINTS OF INTEREST



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The next-generation commercial real estate team driving results through innovation and market intelligence. Our approach combines energetic deal-making with deep analytical rigor. We believe exceptional outcomes come from true partnerships - which is why we selectively engage with clients who share our vision for value creation.

\$92M+

Transaction Volume

101+

Successful Transactions

1,500,000+

SF Transacted



Sam Higdon

(502) 235-0629

samh@gilezanteam.com

License # 266524 (KY)



Dylan Gilezan

(502) 648-7874

dylan@gilezanteam.com

License # 274341 (KY)



Tanner Lopez

(502) 640-8842

tanner@gilezanteam.com

License # 281955 (KY)



Cal Lewellyn

(502) 905-2253

cal@gilezanteam.com

License # 279265 (KY)

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