

Multi-Tenant Industrial Property For Sale
1661 W HILL ST

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Section 1

PROPERTY INFORMATION

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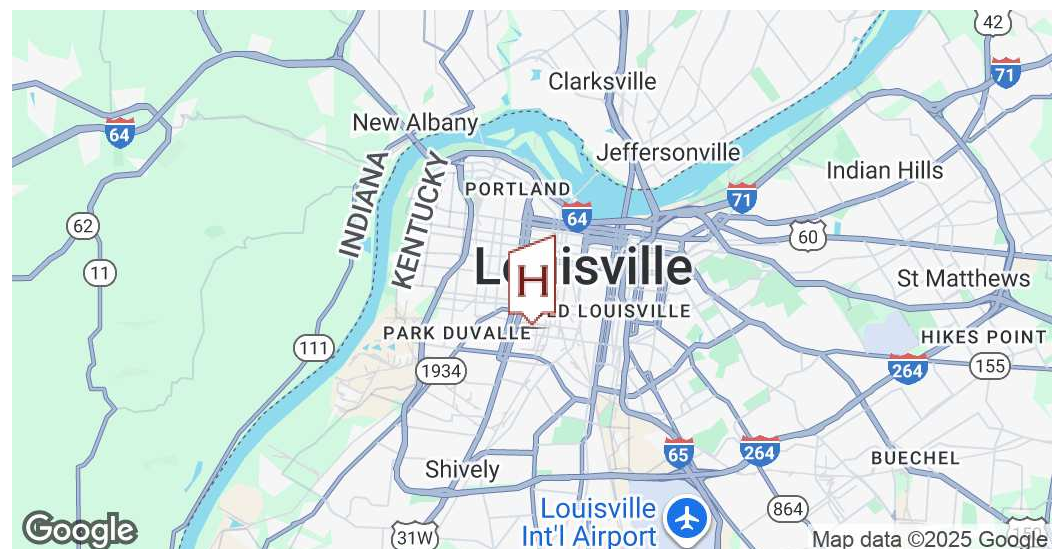
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Executive Summary

1661 W HILL ST



OFFERING SUMMARY

Sale Price:	\$5,500,000
Building Size:	341,073 SF
Lot Size:	13.52 ACRES
Price / SF:	\$16.12
Year Built:	1940
Zoning:	EZ1

INVESTMENT SUMMARY

Hoagland Commercial is pleased to present for sale the opportunity to acquire an value-add industrial distribution facility in the heart of Louisville, 1661 W Hill Street. Formerly a Coca Cola bottling and distribution facility, this multi-tenant asset is located south of downtown Louisville and consists of 341,073 SF +/- situated on a completely secure 13+ acre lot.

An investor or owner-occupant can rely on the in-place cash flows and contractual rate increases while capitalizing on various value-add levers, including increasing the below-market rental rates and lease-up of over 50,000 SF of functional warehouse space and 72,000 SF +/- 2nd floor office and basement space.

Current ownership has invested heavily in major CapEx, including but not limited to replacing the vast majority of the property's roof, new lighting, and other updates.

Property Description

1661 W HILL ST



PROPERTY HIGHLIGHTS

- New roof installed on majority of property over the last few years
- Up to 15-20-ft clearance height
- Multiple dock doors and grade-level overhead doors
- Five tenants occupying +/- 205,000-sf, leaving over +/- 100,000-sf of vacant space to be leased-out
- Anchor-tenant, Kentucky Bourbon Barrel (KBB), has invested heavily and modernized their 133,492 SF footprint, further committing to the Property long term
- Multiple ingress / egress points for tenants, allowing access to Burnett Avenue, S. 17th Street and W. Hill Street

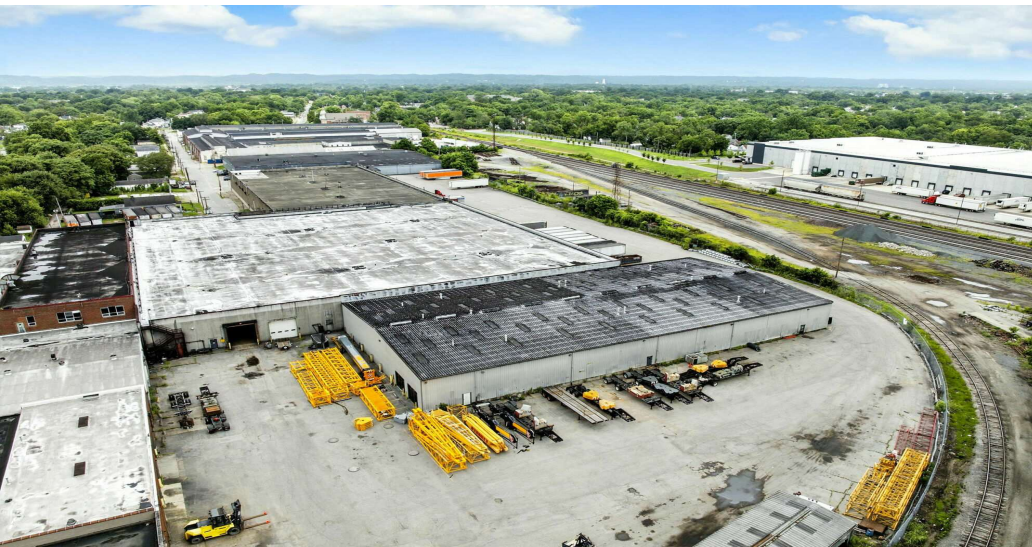
LOCATION DESCRIPTION

Situated in West Louisville's Park Hill industrial district, 1661 W Hill St occupies a prime corner site at S17th St and W Burnett Ave, two blocks west of South Dixie Highway, within a well-established manufacturing and distribution corridor. Just minutes from UPS Worldport and Louisville Muhammad Ali International Airport, the location offers unbeatable access to air, rail, and highway infrastructure, including interstates I-64, I-65, and I-71.

This warehouse & distribution facility is ideal for logistics-driven tenants seeking Midwest distribution efficiency paired with robust enterprise zone incentives under EZ-1 zoning.

Complete Highlights

1661 W HILL ST



LOCATION INFORMATION

Property Address	1661 W Hill St
Additional Parcels	1700 & 1712 W Burnett, 1701 W Hill St
City, State, Zip	Louisville, KY 40210
County	Jefferson
Submarket	Park Hill

BUILDING INFORMATION

Building Class	C
Number of Floors	3
Year Built	1940
Number of Buildings	5
Dock Doors	Yes
Overhead Doors	Yes
Sprinkler System	Wet
Submarket Occupancy	98.7%
1661 W Hill St Occupancy	60.6%

Section 2

AERIALS, MAP,
AND PICTURES

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Property Aerial - Boundary

1661 W HILL ST



Additional Photos

1661 W HILL ST



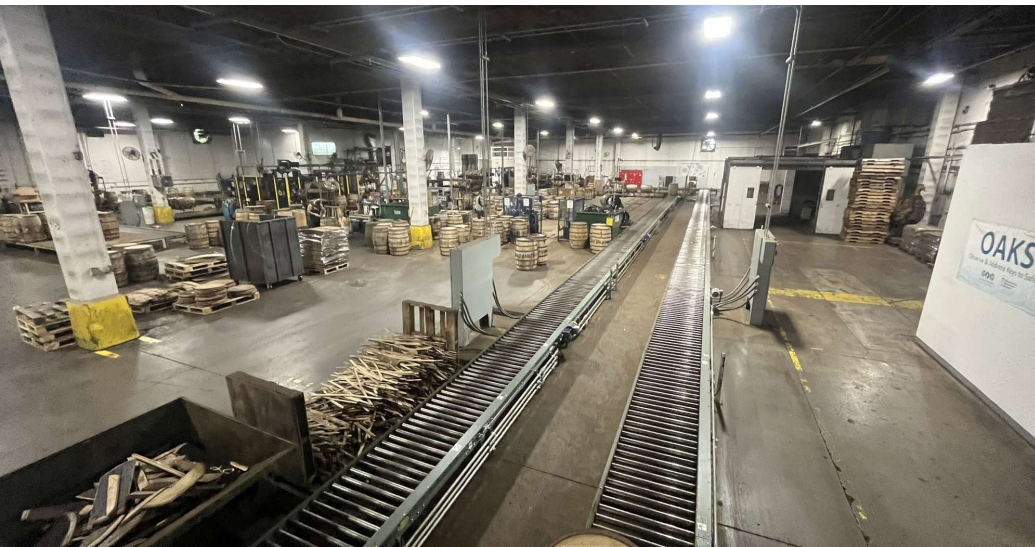
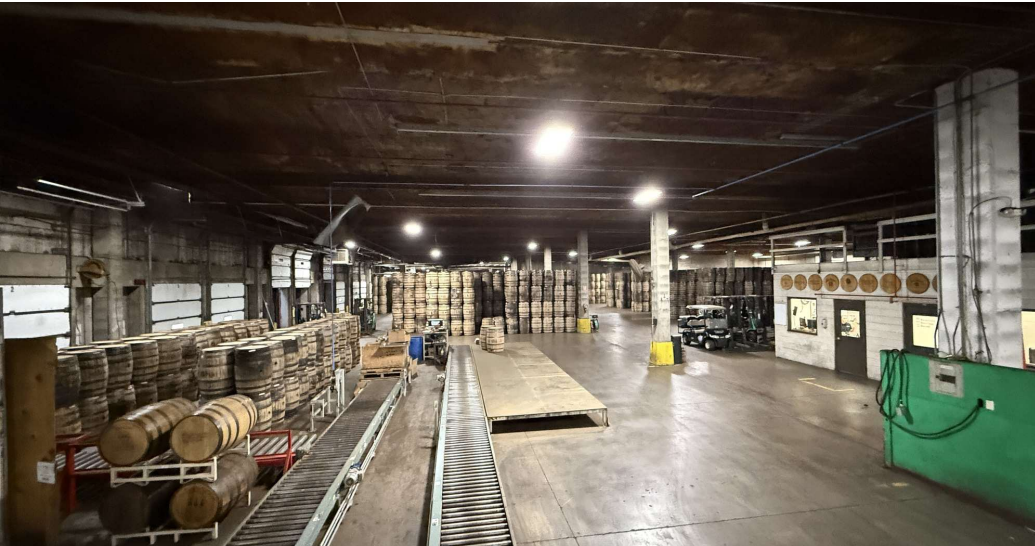
Additional Photos

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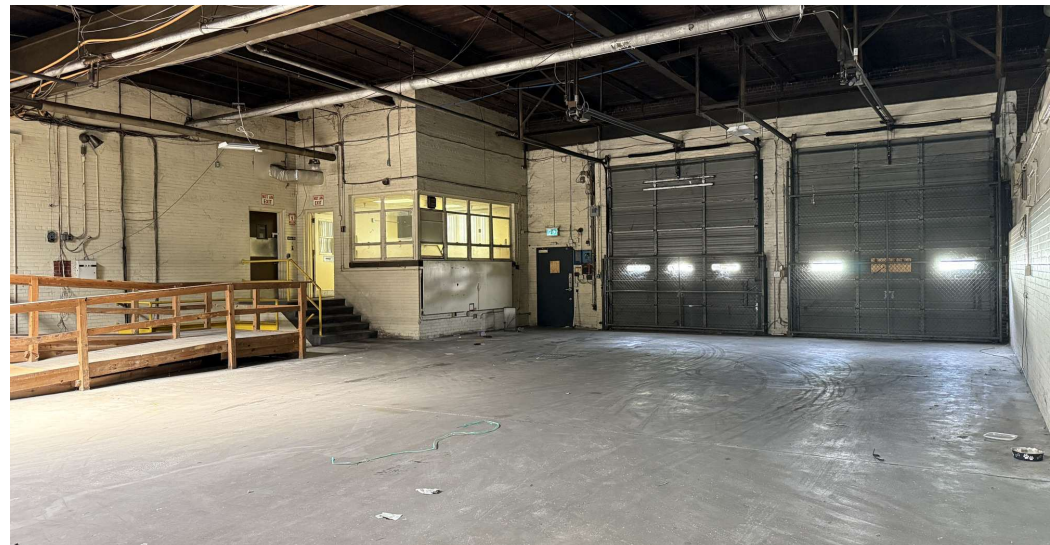
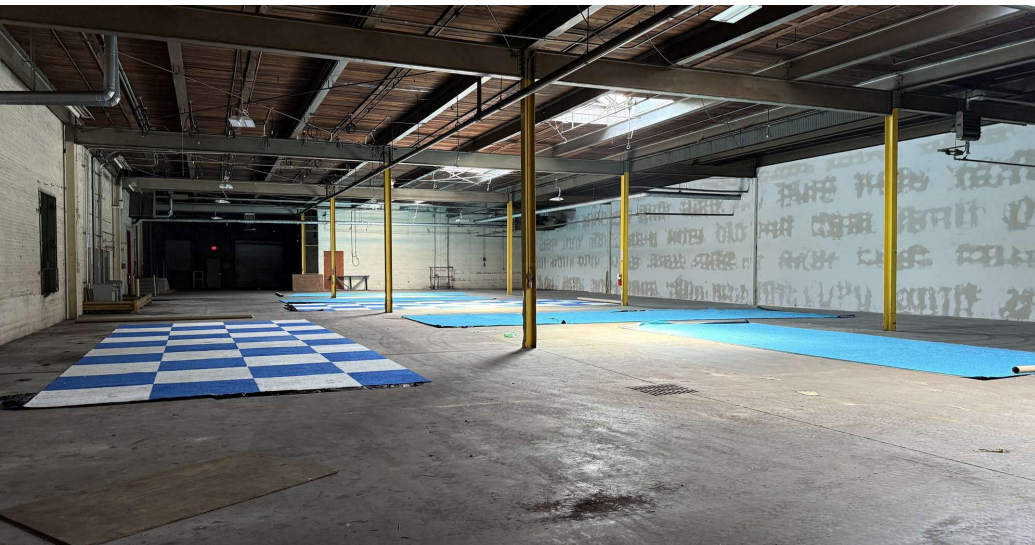
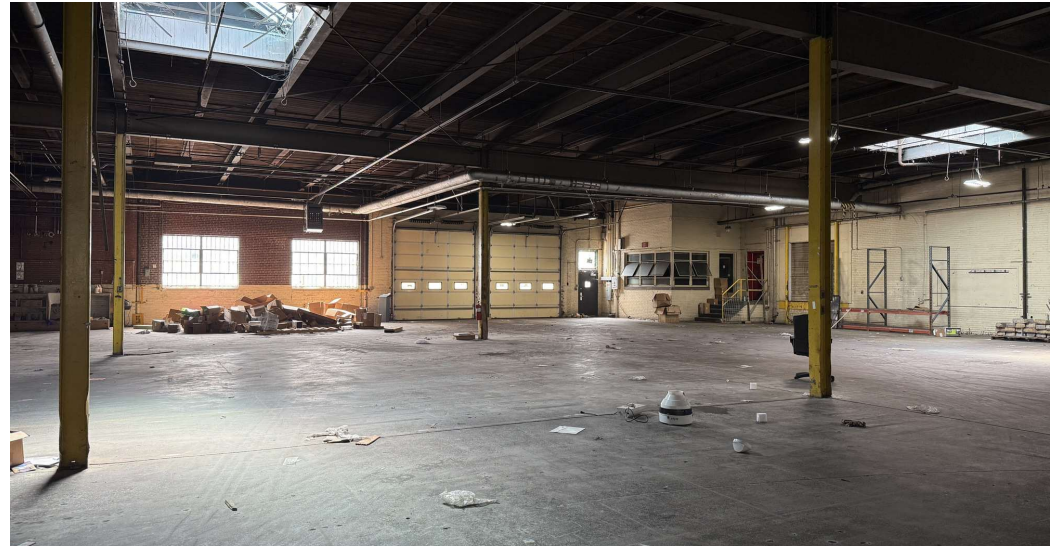
Kentucky Bourbon Barrel - Interior

1661 W HILL ST



Vacancy - Interior

1661 W HILL ST



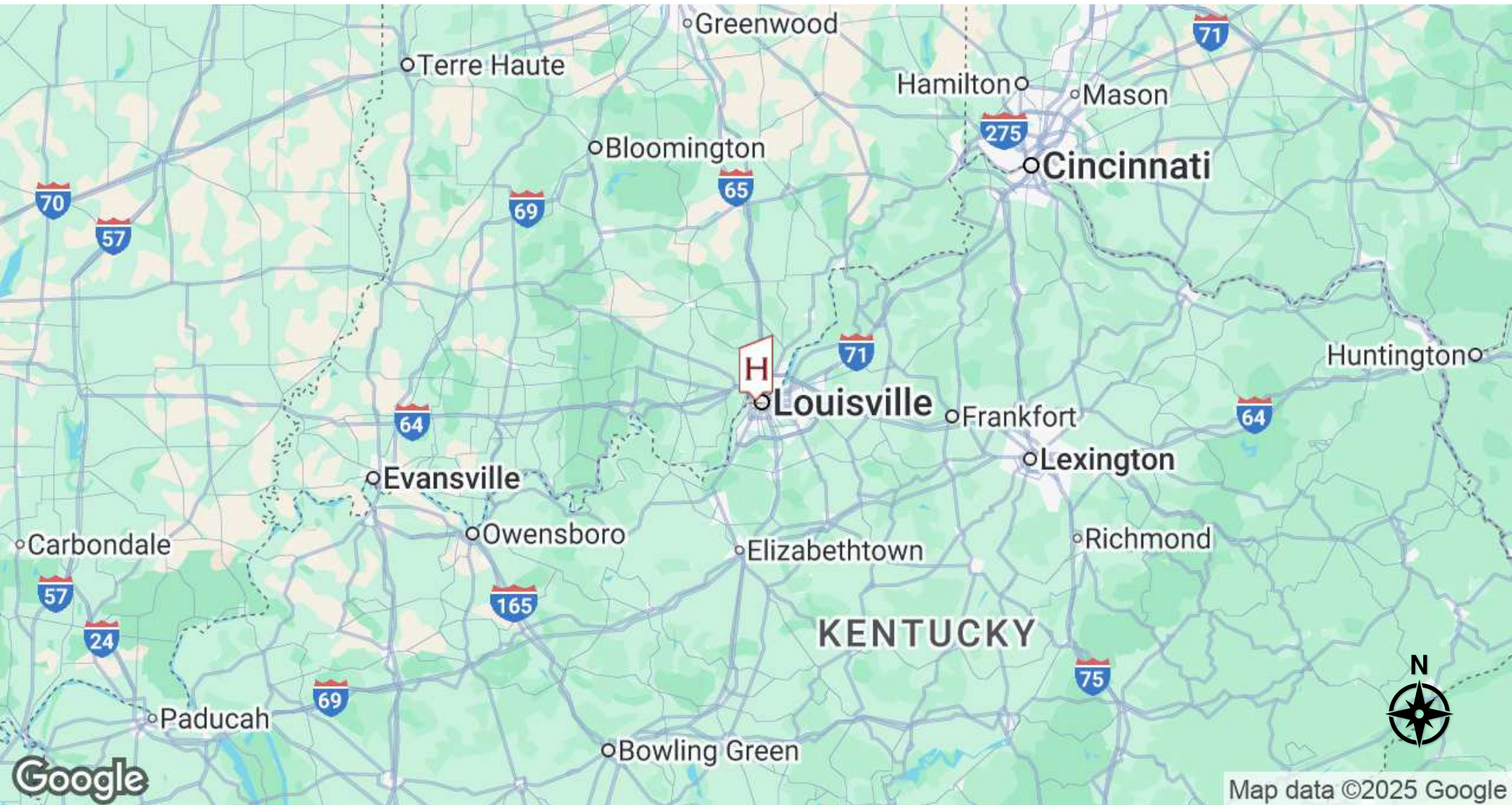
Various Interior / Exterior

1661 W HILL ST



Regional Map

1661 W HILL ST



Aerial Map

1661 W HILL ST



Section 3

TENANT LAYOUT

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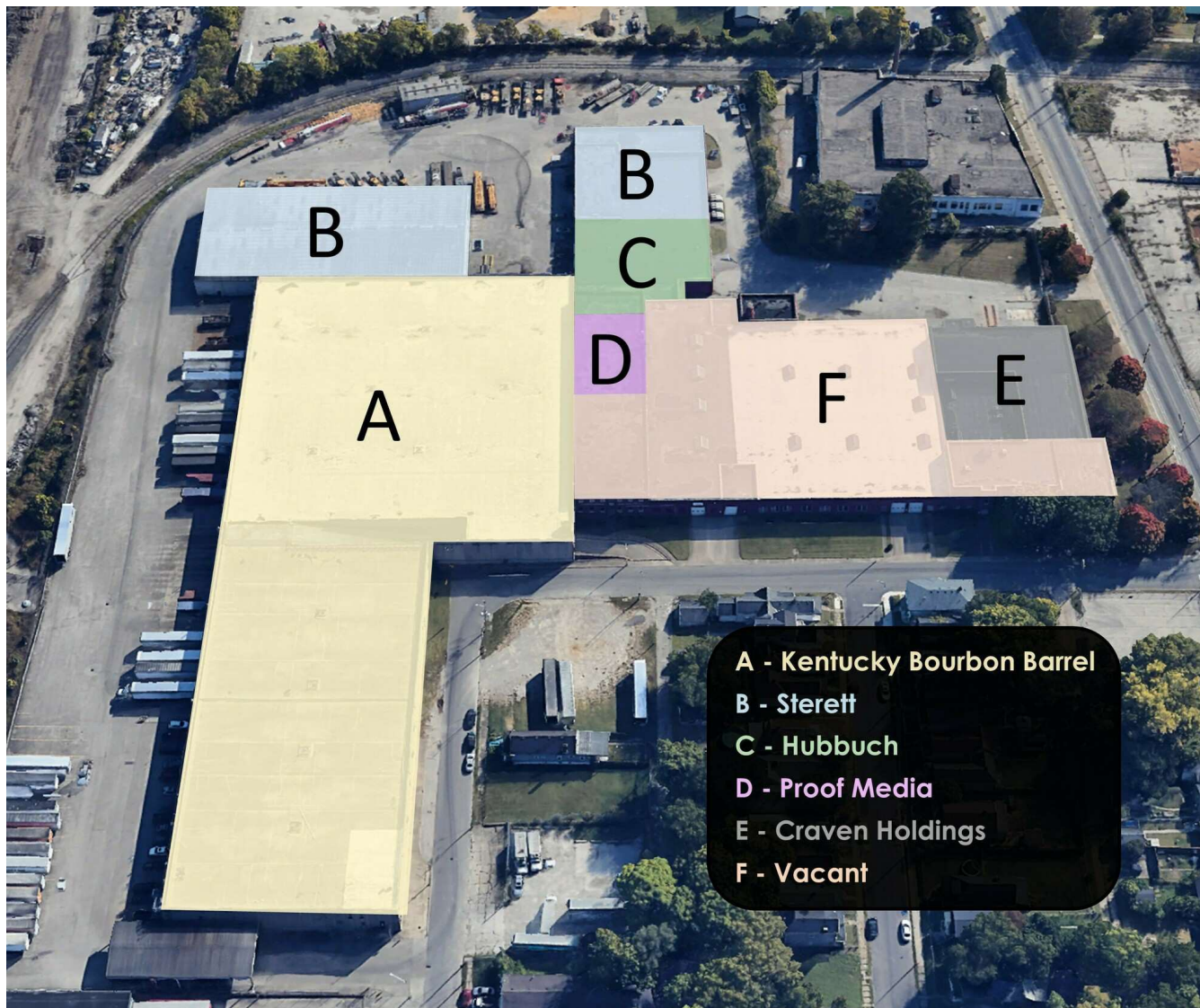
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Tenant Map

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Section 4

DEMOGRAPHICS

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Demographics Map & Report

1661 W HILL ST

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	689	2,841	14,055
Average Age	37	36	37
Average Age (Male)	35	34	36
Average Age (Female)	39	37	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	266	1,104	5,498
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$55,481	\$46,468	\$45,739
Average House Value	\$77,029	\$86,623	\$107,856

Demographics data derived from AlphaMap

