

FOR LEASE

HIGH-QUALITY INDUSTRIAL FACILITY IN LOUISVILLE, KY

3312 Gilmore Industrial Blvd

Louisville, KY 40213

502-306-3635

Call for inquiries



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PRIME WAREHOUSE AND OFFICE IN IDEAL LOCATION

For Lease

\$12 PSF LEASE RATE

NNN LEASE TYPE

This facility offers **18,740 SF of combined space**—comprising **10,260 SF of warehouse** area and **8,480 SF of office space**—on a generous **1.0655-acre lot**.

- Industrially Zoned (M2)
- 25 Parking Spaces
 - + .26 acres of fenced Outdoor Storage
- 3-Phase Power Supply
- (1) Dock Door: 8x10'
- (1) Bay Door: 14x12'
- Clear Height: 21.1'
- Side Wall Height: 20'
- Beam to Beam Distance: 24.6'
- Available for Occupancy September 13th, 2025.



LEASE TERMS

- **Lease Type:** NNN
- **Asking Rate:** \$12/SF/Year
 - Monthly: \$18,740
 - Annual: \$224,880
- **Minimum Term:** 5 Years
- **Tenant Responsibilities:**
 - Base Rent
 - Utilities
 - Repairs & Maintenance
 - Property Insurance
 - Property Taxes

PERMITTED USES - M2 ZONING

- Contractor's Shop
- Laboratories
- Public Assembly and Service
- Warehouses and Storage
- Wholesale Houses and Distributors
- Manufacturing
- Auction Sales
- Building Materials Storage and Sales
- Repair Shop
- Heavy Truck Sales, Rental, and Repair
- Lumber Yards
- Manufacturing and Processing
- And Many More - See LDC [here](#) for full list.

WAREHOUSE



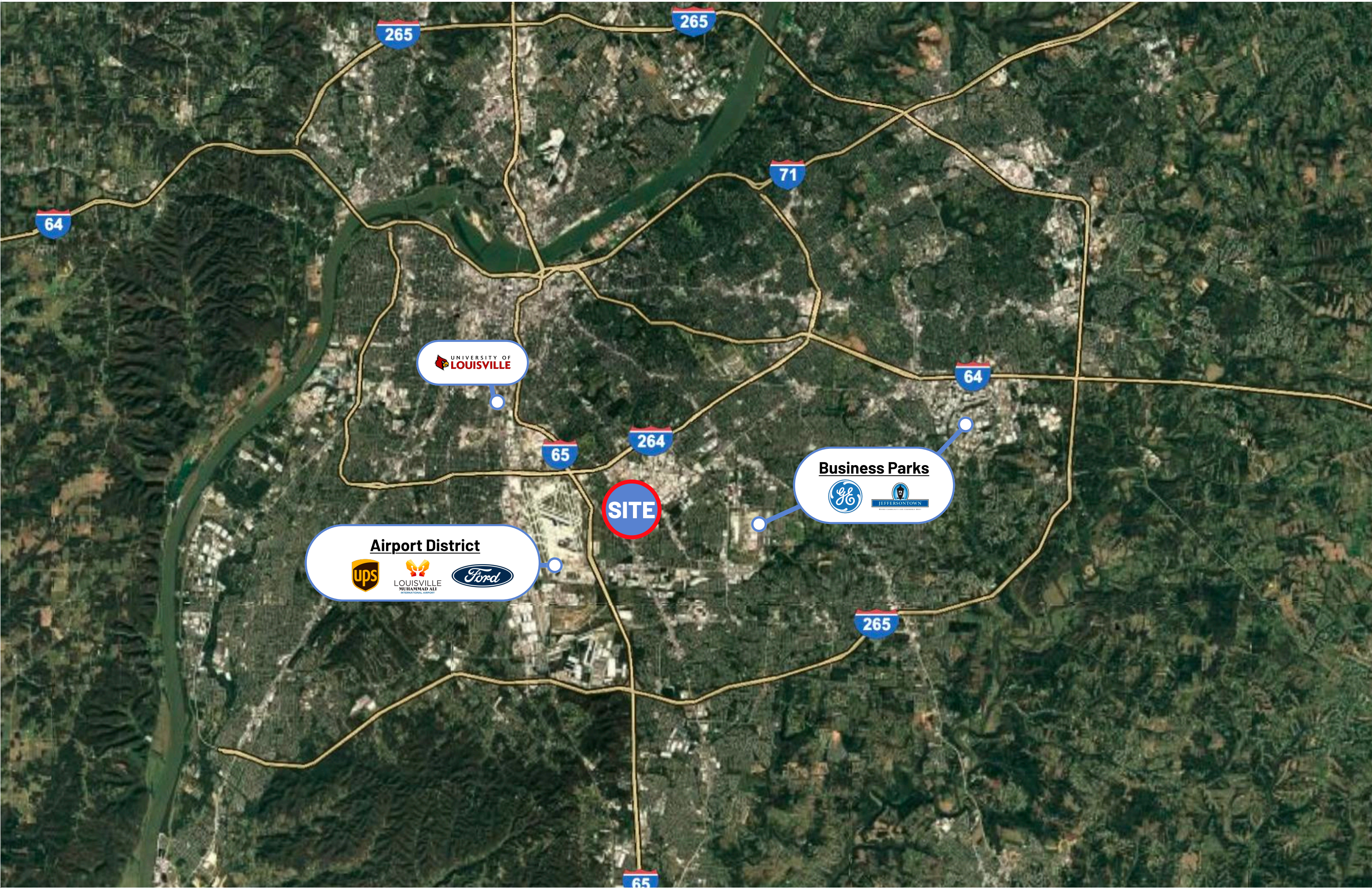
OFFICE



SECURE OUTDOOR STORAGE



NEARBY POINTS OF INTEREST

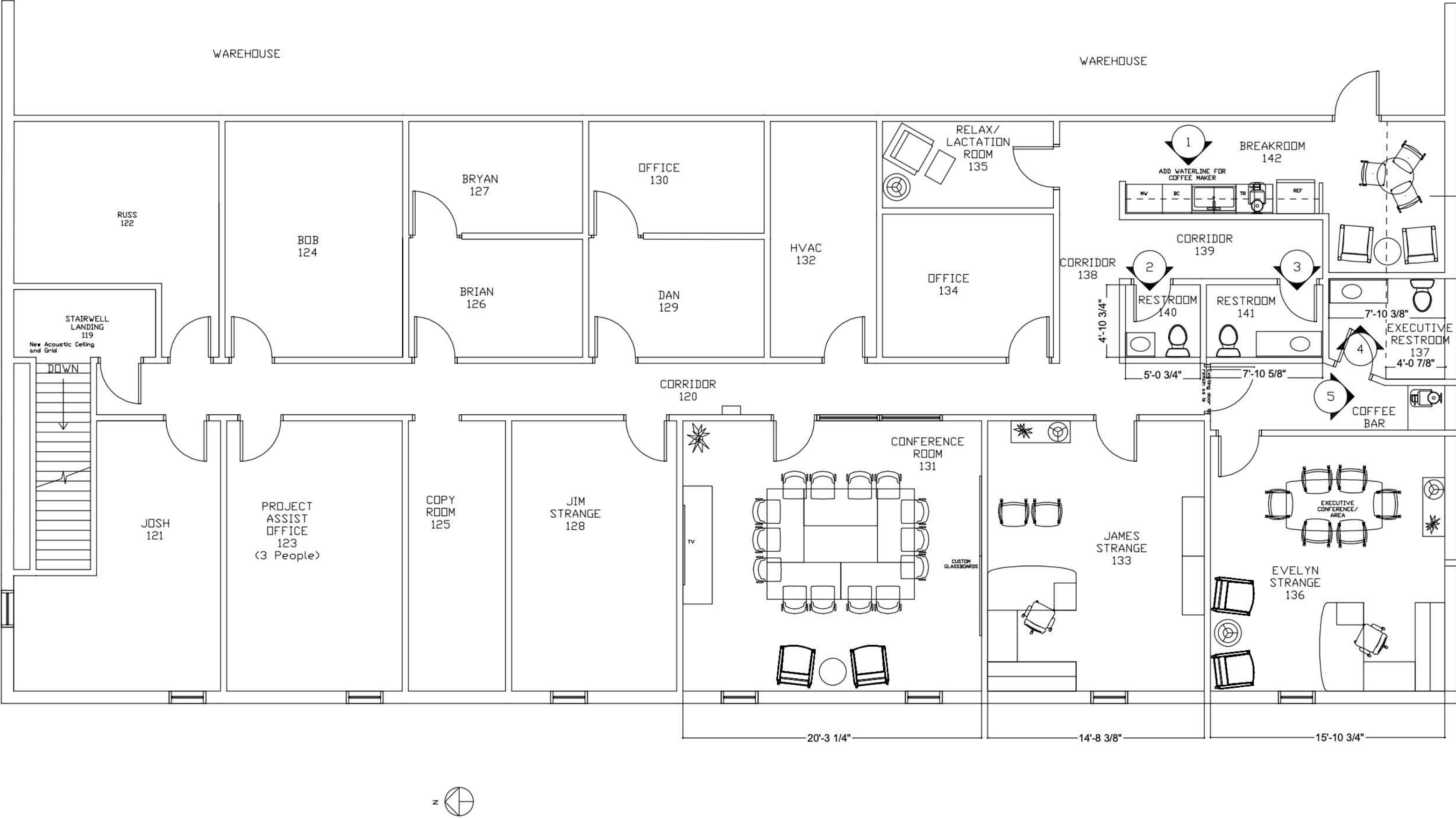


First Floor Office



FLOOR PLAN

Second Floor Office



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MEET THE TEAM

KENTUCKY, USA

ABOUT US

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

Disclaimer: This information has been obtained from reliable sources. Broker has no reason to doubt its accuracy but it may contain errors or omissions. Broker makes no representation, warranties or guarantees with respect to this information and Buyer should review all of it.

MAKE ONE DAY TODAY



TANNER LOPEZ

(502) 640-8842 tanner@gilezanteam.com



DYLAN GILEZAN

(502) 648-7874 dylan@gilezanteam.com



CAL LEWELLYN

(502) 905-2253 cal@gilezanteam.com



SAM HIGDON

(502) 235-0629 samh@gilezanglobal.com



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