

INDUSTRIAL FOR SALE OR LEASE

1338 Hull Street, Louisville, KY 40204



- 12,464 SF building on .519 acres
 - 1,636 SF office space
 - 10,828 SF warehouse space
 - Additional 658 SF mezzanine (not included in total)
- EZ-1 Zoning
- 200/amp, 240/volt, 3-phase & single-phase electric
- (1) 8' x 8' drive-in door
- (2) 14' x 14' drive-in door
- 16' Ceiling clear height with crane access
- **Completely renovated with following improvements:**
 - 3/4 of the roof have been replaced with new TPO & Metal Roofing
 - Box gutters
 - Renovated office space
 - HVAC systems including dual system (furnace/condensing office system) and 3 forced gas heaters
 - LED warehouse lighting
 - Exterior metal siding
 - Interior warehouse vinyl wall and roof insulation
 - Front façade and building paint
 - Driveway asphalt lot
 - Gas line meter installation

Sale Price: \$1,495,000 (\$120/PSF)

Lease Price: \$8.95 - \$9.50/PSF/YR NNN

Brian Chase
(502) 417-8048
(502) 379-6002
bchase@ccre.biz

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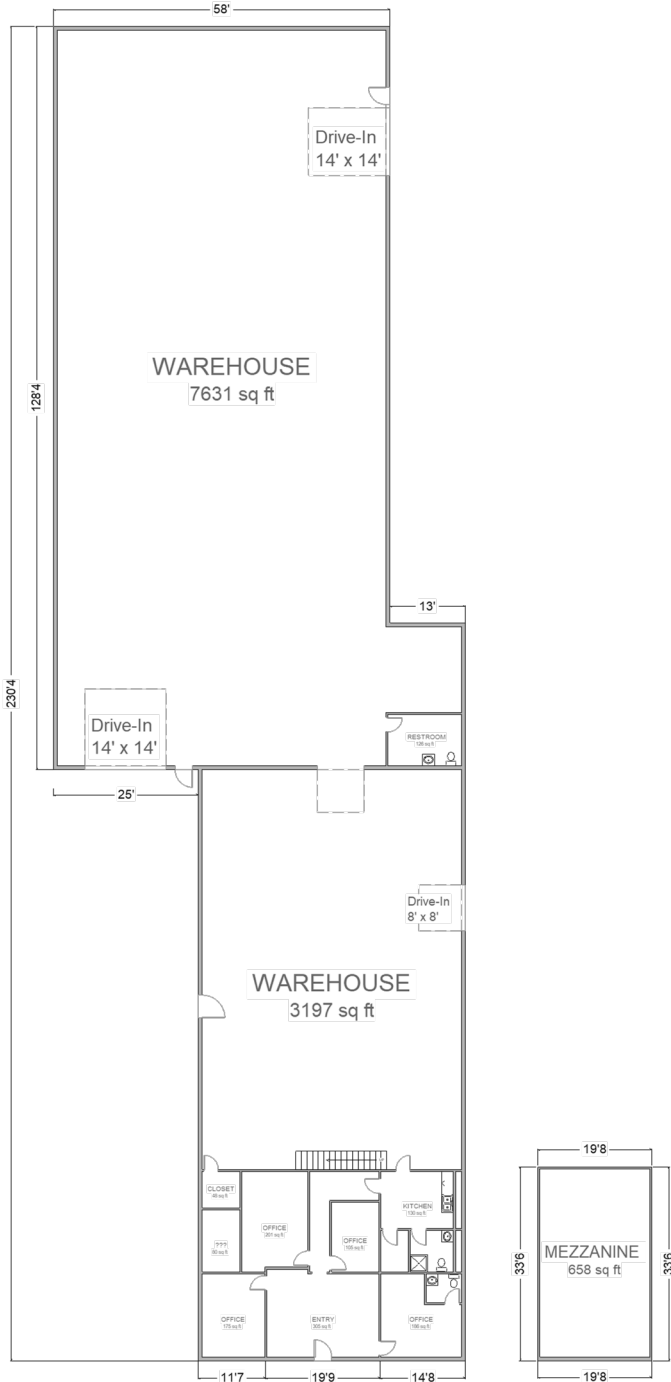
Commonwealth Commercial Real Estate, 10444 Bluegrass Parkway, Louisville, Kentucky 40299

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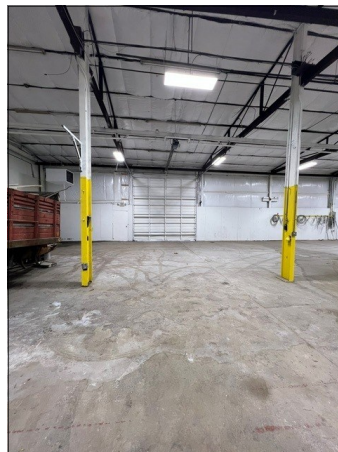
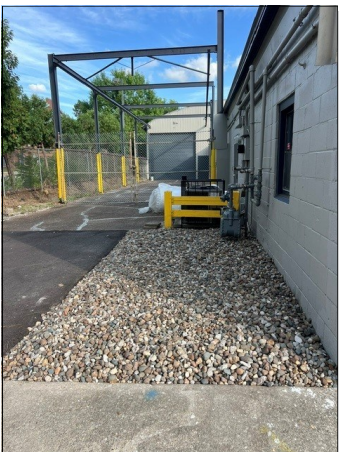
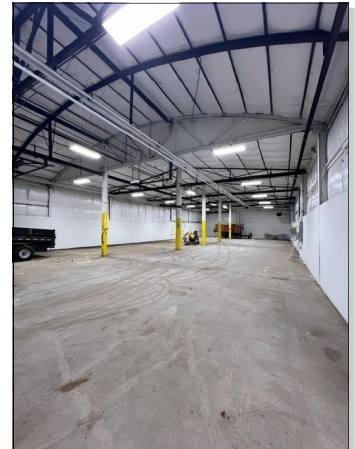
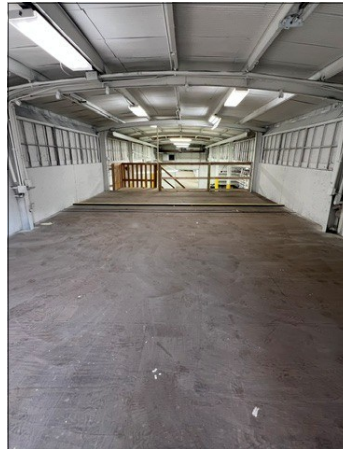
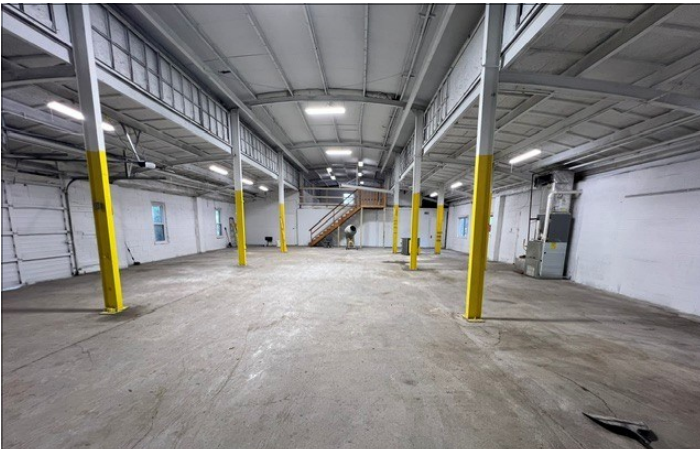
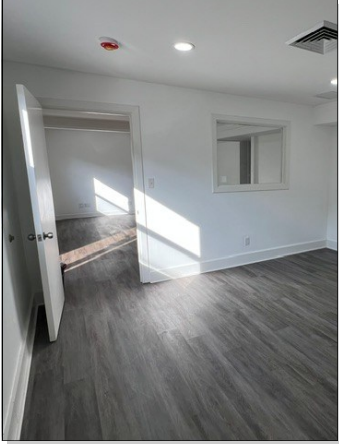
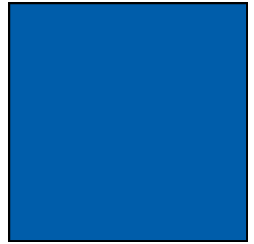
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