

1500 ALGONQUIN PARKWAY LOUISVILLE, KY 40216



FOR SALE: \$1,690,000



INDUSTRIAL WAREHOUSE FOR SALE

PROPERTY INFORMATION

Property Type:	Industrial Warehouse	Loading Docks:	2, 8x10
Total Availability:	37,292 SF	Ceiling Height:	15' clear height
Total Land Size:	3.19 Acres	Power Supply:	Adequate 3 phase/LED, 2 submeters, 480/Volt
Stories:	1+ basement	HVAC:	HVAC in office/suspended gas heat in warehouse
Zoning:	EZ-1	Drive-In Doors:	4, 2 larger drive-in doors, 9x12
Sprinkler:	Fully Sprinkled - Wet		





## ***Property Location***

1500 Algonquin Parkway is located in Louisville, Kentucky, in a residential area of the city. Algonquin Parkway is part of the historic parkway system, designed by Frederick Law Olmsted, offering tree-lined streets and a scenic environment. The property is situated in the South Louisville area, near neighborhoods such as Park Hill and the Algonquin neighborhood.

This property is located in an EZ-1 zone that allows for high-intensity industrial use. It's also known as the Enterprise Zone. High-intensity industrial use and Office and warehouse space is what's allowed in this zoning.

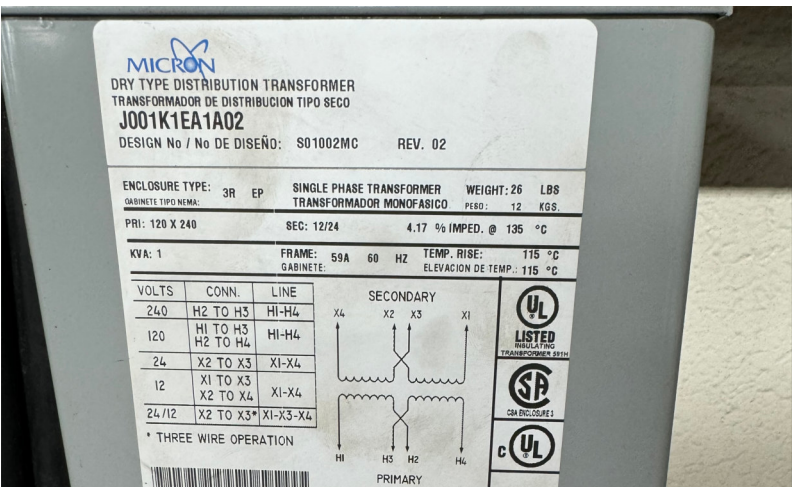
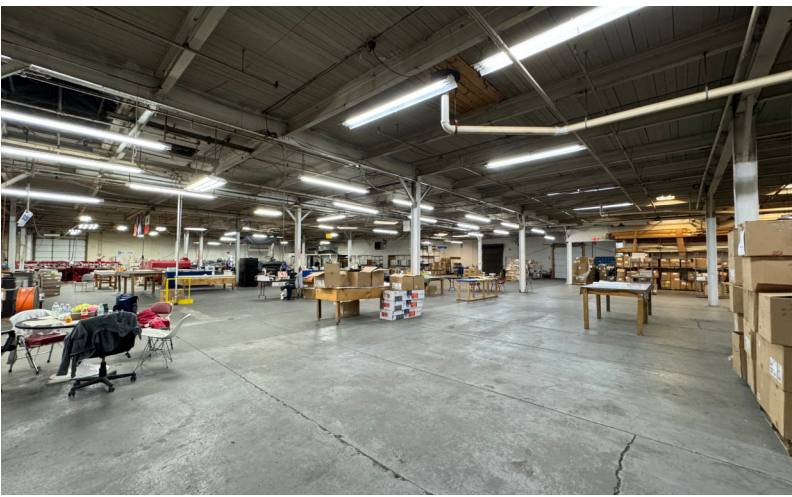


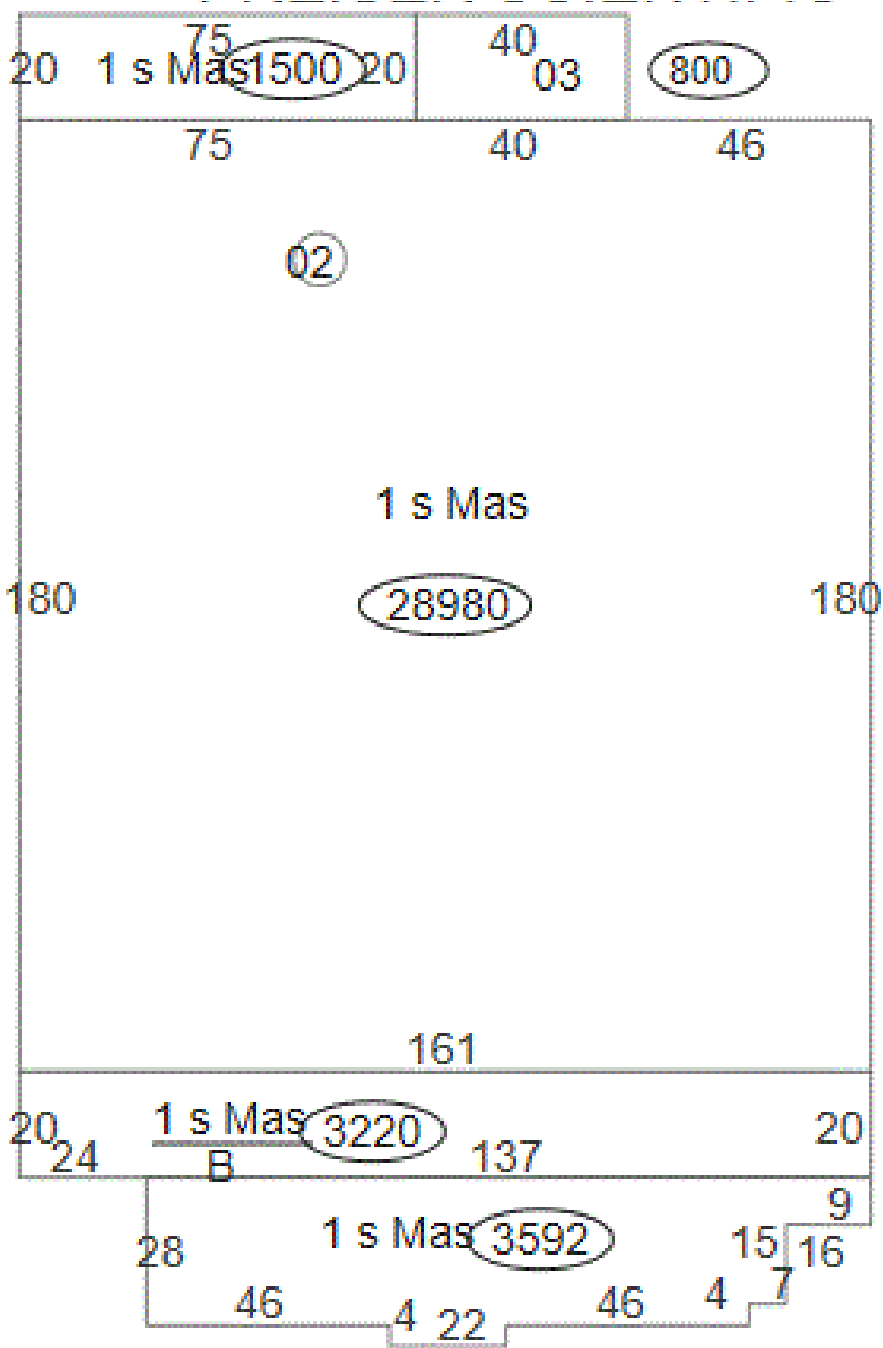
EXTERIOR PHOTOS





INTERIOR PHOTOS







# PROPERTY FACT SHEET



## 1500 Algonquin Pkwy

Category	Checklist Item	Details/Description
Property Info	Address	1500 Algonquin Parkway Louisville KY 40216
	Property Type	Industrial Warehouse Building
	Total Square Footage	37,292 Square Feet of Building Improvements
	Lot Size	3.1942 Acres (139,139 Square Feet of Land)
	Zoning Classification	EZ-1 - commercial, warehouse, industrial use
	Number of floors	1 + basement
Building Features	Office Space	3,600 SF of office space, 4-5 offices, reception area, open work space, (1) conference room and (4) restrooms.
	Loading Docks	2 8x10
	Ceiling Height	Ceilings are suspended acoustical tiles in the office space. Exposed structure walls and ceilings for manufacturing space. 15' feet clear height.
	Power Supply/Electric/Volt/AMP	2 submeters, 480/Volt, Adequate 3-phase/LED and fluorescent lights
	HVAC System	Fully HVAC for office and suspended gas heat for manufacturing
	Drive-in Doors	4, 2 larger drive-in doors 9x12
	Freight Elevator	N/A
Site Features	Overhead Doors	8 overhead doors, 2 with a dock
	Parking	Ample parking on site. 35+ parking spaces with fenced security. Additional land along Algonquin for future growth.
	Security	The rear is completely fenced in (rolling door installed in 2023) for privacy and secure entry.
	Accessibility	the accessibility of the subject neighborhood is very good due to access to the Watterson Expressway.
Utilities	Sprinkler	Fully Sprinkled-Wet
	Water Supply	Readily available- Louisville MSD
	Sewer	Readily available- Louisville MSD
Financials	Internet	Yes
	Sale Terms	\$1,690,000 (cash to seller)
	Lease Rate	\$4.00/SF NNN
Legal/Compliance	Property Taxes	\$17,941.21 (2023 Jefferson County Property Tax)
	Title Status	Available upon request by CORE Real Estate (listing broker)
	Environmental Reports	N/A
Marketing	Permits	N/A
	Photography	<a href="#">Provided by CORE Real Estate (listing broker)</a>
Contacts	Virtual Tour	Available upon request by CORE Real Estate (listing broker)
	Exclusive Listing Broker	CORE Real Estate- Tyler Smith, CCIM and Lee Weyland, CCIM
	Showing Instructions	Contact Listing Broker- CORE Real Estate

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# PROPERTY CONTACTS:

CORE Real Estate Partners



**TYLER SMITH, CCIM**

Managing Partner  
tyler@core502.com  
502-558-8078



**LEE WEYLAND, CCIM**

Partner  
lee@core502.com  
502-387-2476

## ABOUT US

Founded in Louisville, KY, CORE Real Estate Partners utilize a data-driven approach to provide comprehensive and unique full-service solutions for our clients' real estate needs. CORE specializes in urban, near-urban areas and town-centers, for long term commercial real estate strategies and solutions.

Our collaborative approach attracts clients who understand and appreciate the benefits of long-term real estate investment to grow income producing assets. With more than 55 years of combined real estate experience in Louisville, we incorporate technology and entrepreneurship into our strategy to enhance the real estate investment results for our partners.

Learn more about this property and CORE Real Estate Partners at: [core502.com](https://core502.com)