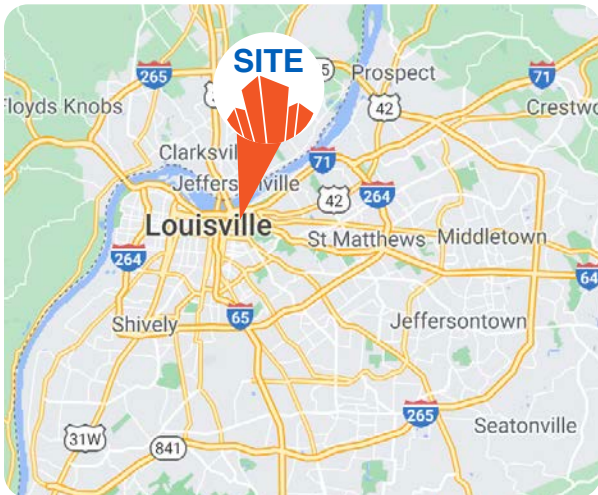




## FOOD MANUFACTURING/PROCESSING FACILITY AVAILABLE

1057 East Washington Street | Louisville, KY 40206



### FOR SALE: SEE AGENT 19,392± SF - 0.769 AC AVAILABLE

- **USDA-Approved Facility:** Ideal for food processing, commissary, or related industries.
- **Prime Location:** Situated in Butchertown Neighborhood, offering excellent access to transportation and a skilled workforce.
- **Zoned CM:** Allows for a range of commercial and industrial uses.
- **Development Potential:** Opportunity for expansion or conversion to suit specific business needs.
- **Includes:** Commercial vent hood, two (2) coolers and two (2) freezers
- **All Equipment Available:** \$1.075M per appraisal.

DEXTER OUTLAW, MAI  
DALTON DREIBACH, SIOR,CCIM

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DALTON@TRIOCPG.COM

(502) 550-9174  
(502) 387-8479



# 1057 E WASHINGTON ST., LOUISVILLE, KY 40206

## PROPERTY FEATURES

TOTAL BUILDING SF	19,392 SF
ACRES	0.769 AC
CEILING HEIGHT	20'- 21'
DOCK DOORS	1- 8.75'X8.25 (Lev), 1-8'X10' (Lev) & 1-6.75'X8.5'
DRIVE-IN DOORS	1- 8.5' x 10'
OFFICE AREA	2,545 SF
CONSTRUCTION	Concrete
FIRE PROTECTION SYSTEM	Dry Sprinkler
ZONING	CM (Commercial Manufacturing)
YEAR BUILT	1984/2000 (5,878 SF original / 13,514 SF addition)
ELECTRIC	1600 Amps, 208 & 480V / 3 Phase
PARKING	10 Lined Spaces
HEATING UNITS	Central Boiler/Air Handler

## SPECIAL FEATURES

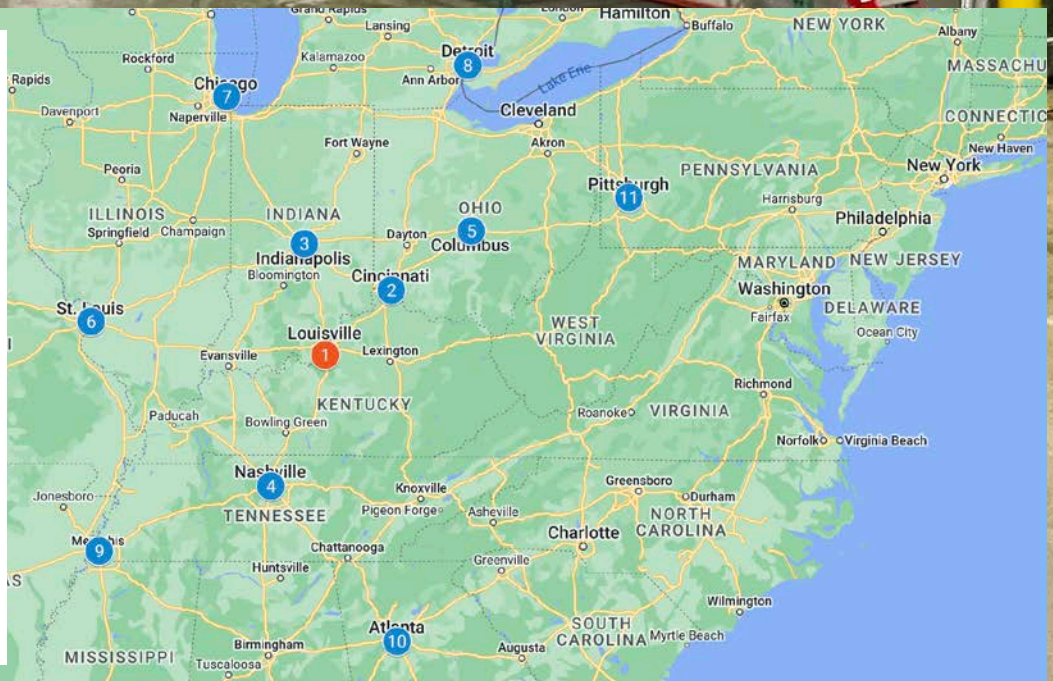
COMMERICAL VENT HOOD	1
COOLERS	Two (2) total: 1 (25' X 14.5'), 1 (19' X 43' - 15.5' Height)
FREEZERS	Two (2) total: 1 (4 X 6'), 1 (25 X 14.5')

SCAN QR CODE FOR MORE INFORMATION ON AVAILABLE EQUIPMENT

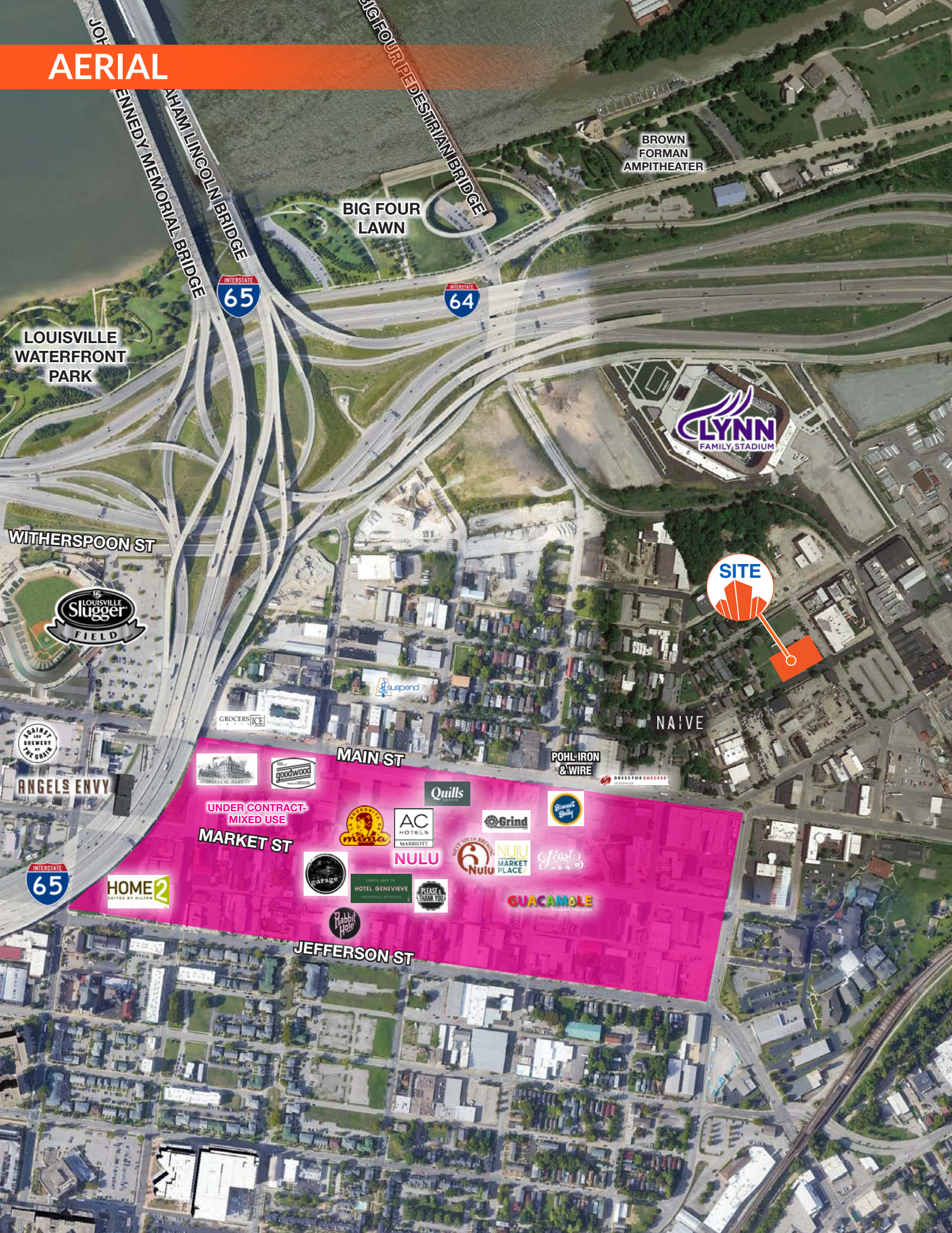


## DISTANCE TO MAJOR REGIONAL U.S. CITIES

- 1 1057 E WASHINGTON
- 2 CINCINNATI 110 mi.
- 3 INDIANAPOLIS 125 mi.
- 4 NASHVILLE 168 mi.
- 5 COLUMBUS 217 mi.
- 6 ST. LOUIS 273 mi.
- 7 CHICAGO 307 mi.
- 8 DETROIT 312 mi.
- 9 MEMPHIS 379 mi.
- 10 ATLANTA 384 mi.
- 11 PITTSBURGH 399 mi.



# AERIAL



J. EDGAR HOOVER MEMORIAL BRIDGE  
ABRAHAM LINCOLN BRIDGE

BIG FOUR PEDESTRIAN BRIDGE

BROWN FORMAN AMPITHEATER

BIG FOUR LAWN

INTERSTATE 65

INTERSTATE 64

LOUISVILLE WATERFRONT PARK

LYNN FAMILY STADIUM

WITHERSPOON ST

LOUISVILLE SLUGGER FIELD

SITE

ANGELS ENVY

INTERSTATE 65

MAIN ST

POHL IRON & WIRE

NAIVE

UNDER CONTRACT - MIXED USE

MARKET ST

Quills

AC HOTELS MARRIOTT

Grind

Planet Jolly

NULU

NULU MARKET PLACE

FEAST

HOME2 SUITES BY HILTON

garage

HOTEL GENIEVIE

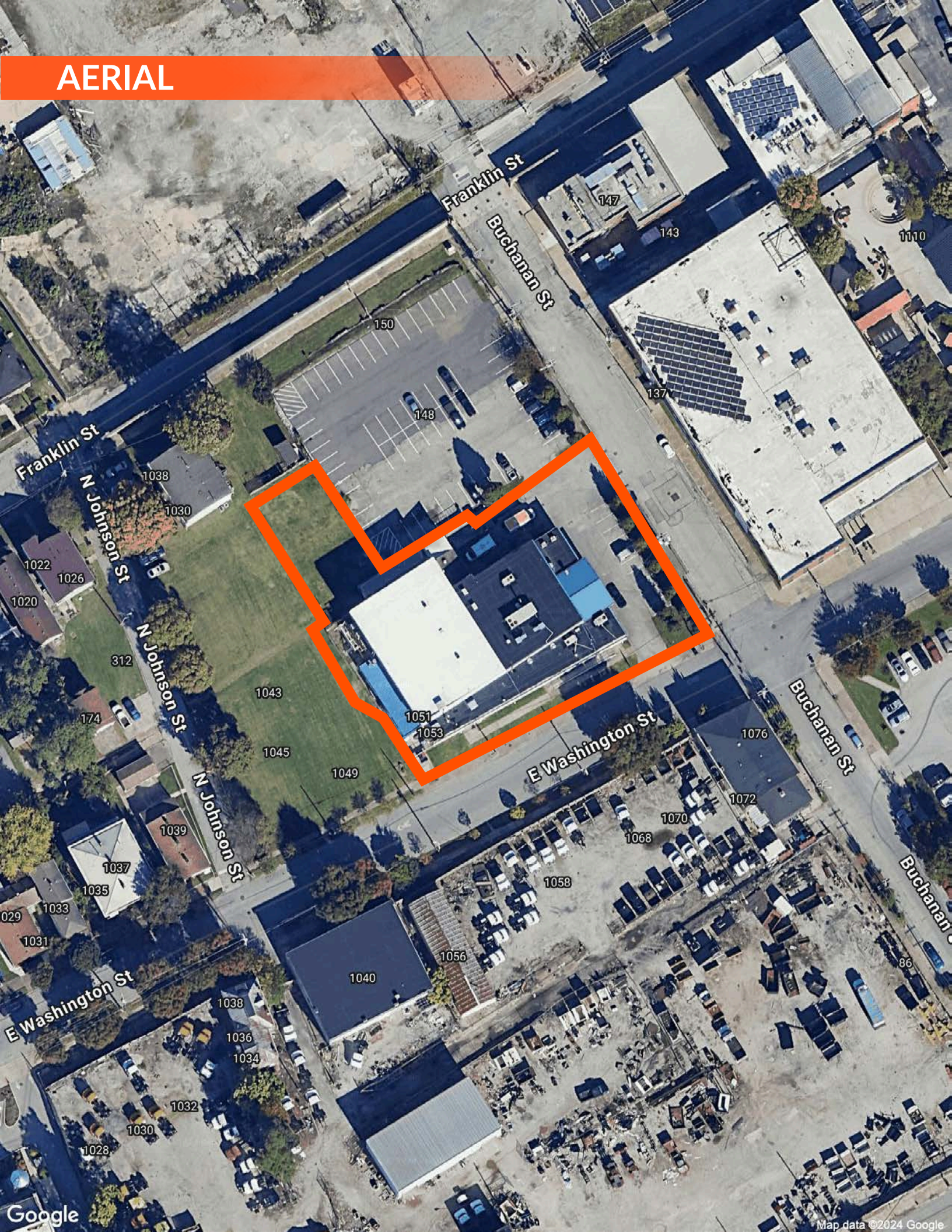
PLEASE & THANK YOU

GUACAMOLE

Rabbit Hole

JEFFERSON ST

# AERIAL

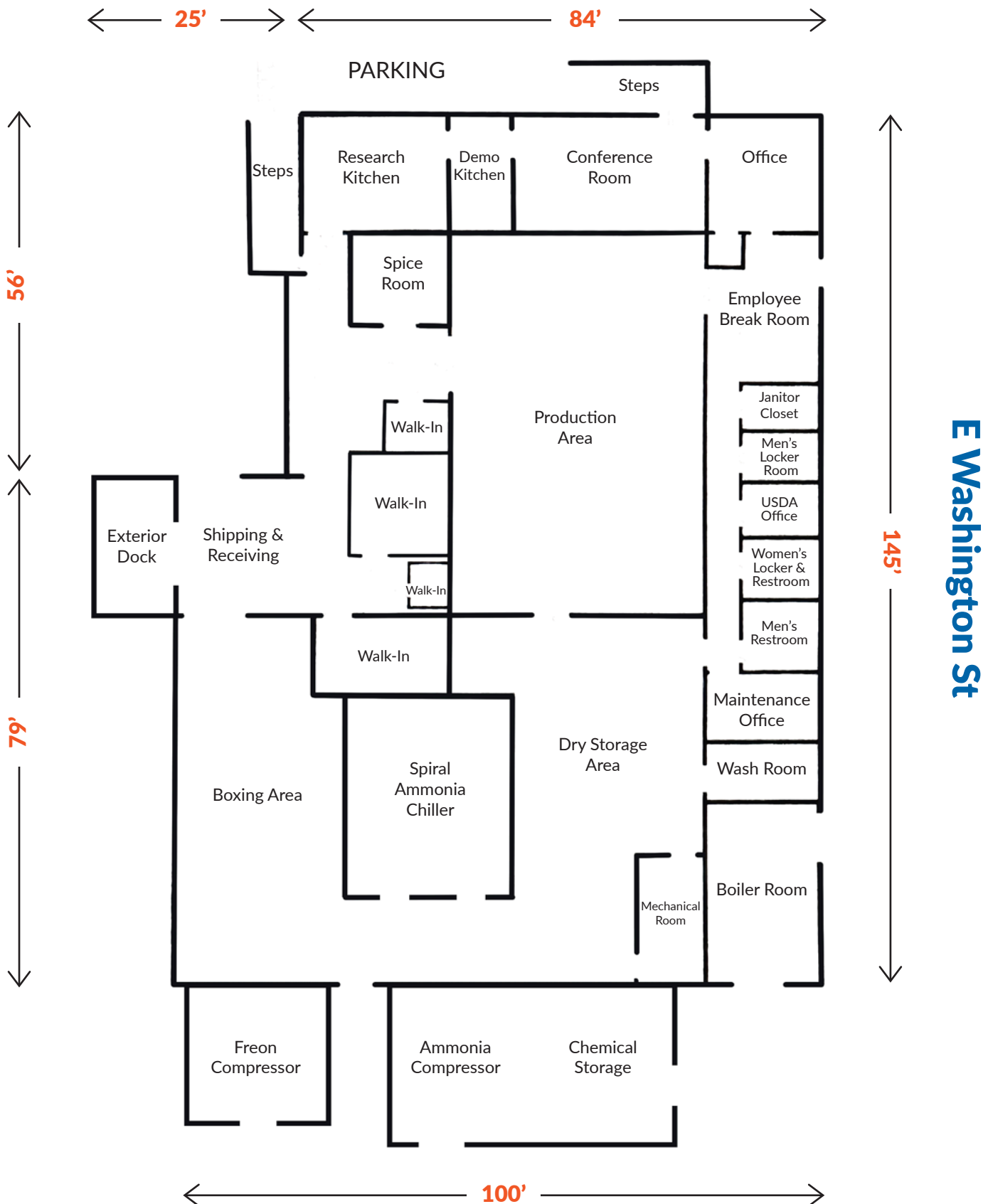


Franklin St  
Buchanan St  
Franklin St  
N Johnson St  
N Johnson St  
N Johnson St  
N Johnson St  
E Washington St  
E Washington St

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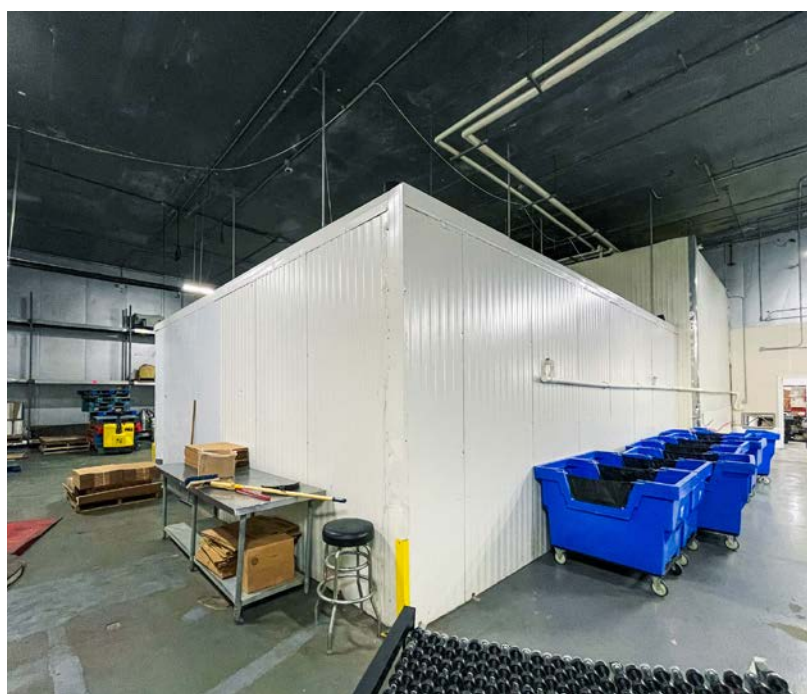
# FLOOR PLAN

## Buchanan St



NOT TO SCALE - VISUAL PURPOSES ONLY







## CONTACT US

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(615) 845 4707