

74,723± SF  
SPACE FOR SALE OR LEASE



JEFFERSONVILLE, INDIANA

3001 HAMBURG PIKE &  
1601 RESEARCH DRIVE

CBRE

3001 HAMBURG PIKE



1601 RESEARCH DRIVE



## PROPERTY OVERVIEW

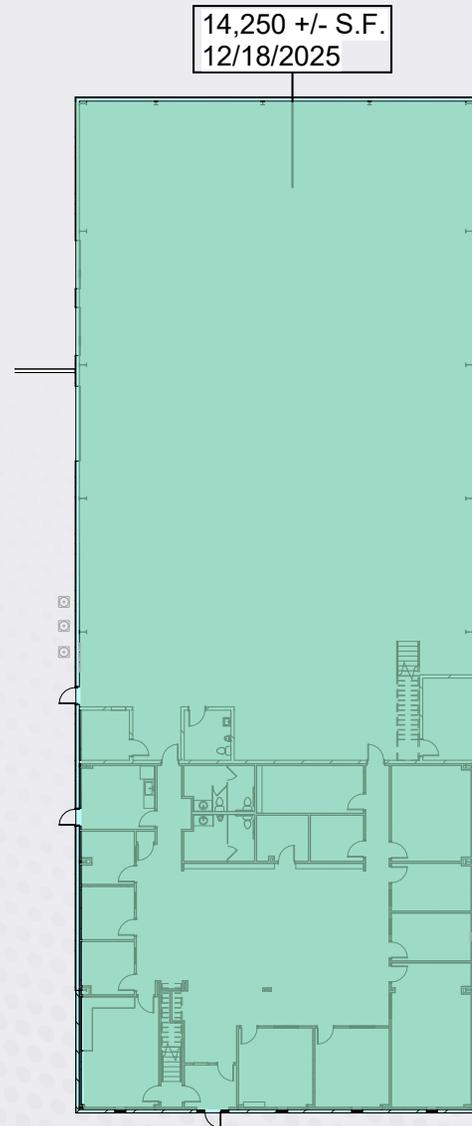
Located in Louisville, KY's thriving Southern Indiana submarket, this 74,723± sqft industrial property offers a prime opportunity for businesses to establish a strong presence in the region. With flexible space for manufacturing, warehousing, and distribution, it's an ideal choice for companies seeking to expand in Southern Indiana. Strategically situated near major highways, this property provides easy access to transportation routes, making it an attractive option for businesses looking to establish a foothold in the area.

**3001 HAMBURG PIKE  
& 1601 RESEARCH  
DRIVE ARE LOCATED  
IN THE HEART OF THE  
SOUTHERN INDIANA  
SUBMARKET, ONE  
OF LOUISVILLE'S  
MOST ATTRACTIVE  
INDUSTRIAL ZONES.**

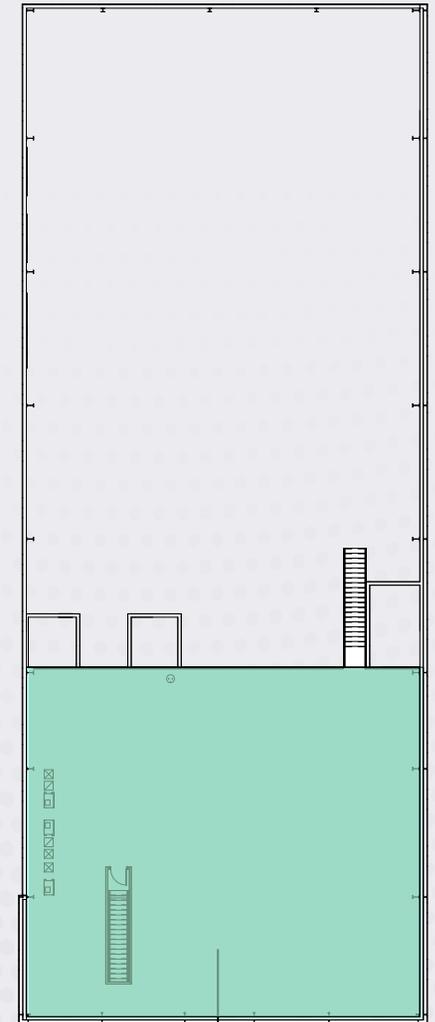
# PROPERTY SPECIFICATIONS

## 3001 HAMBURG PIKE

Spec Type	Spec Details
Building Size	14,250± SF
Warehouse Size	9,344± SF
Office Size	4,906± SF
Mezzanine Size	4,906± SF (not included in total SF)
Lot Size	2.47± acres
Dock Doors	2
Drive-In Doors	1
Clear Height	21' - 22'
Fire Suppression	Wet sprinkler
Year Built	1994
Car Parking Spaces	31 (across both buildings)
HVAC	Gas fired units
Electric	To be confirmed
Zoning	I-1



FIRST FLOOR

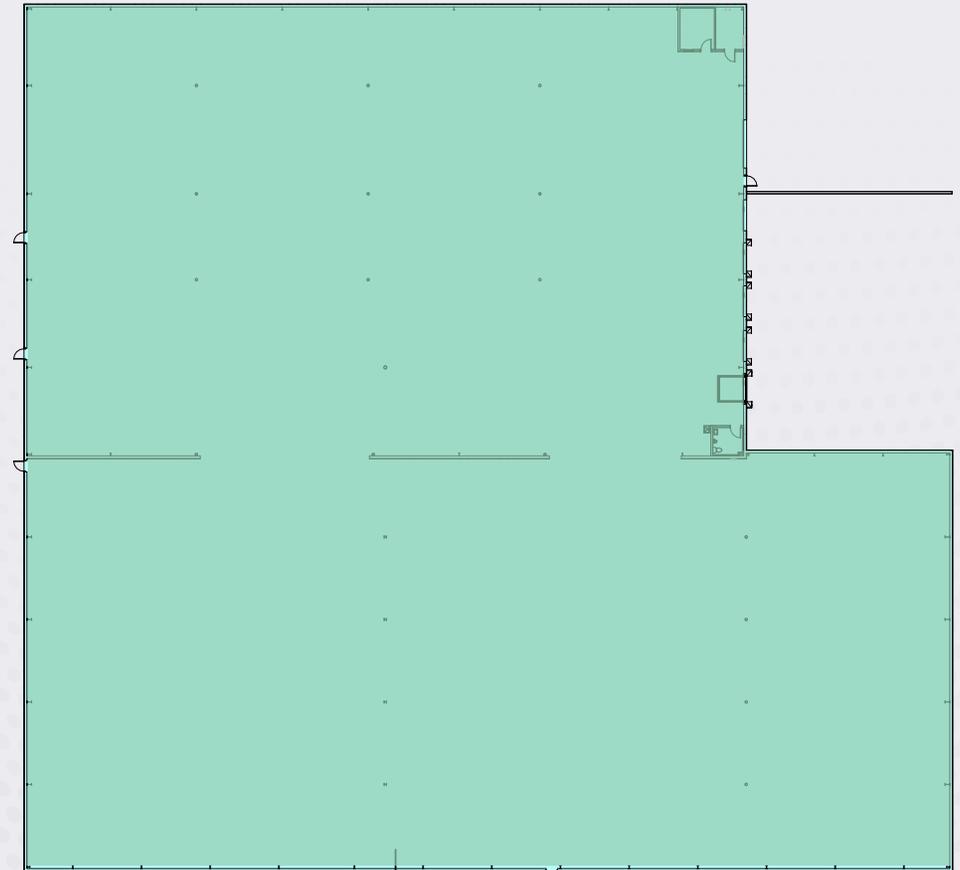


MEZZANINE

# PROPERTY SPECIFICATIONS

## 1601 RESEARCH DRIVE

Spec Type	Spec Details
Building Size	60,473± SF
Warehouse Size	60,373± SF
Office Size	100± SF
Lot Size	1.63± acres
Dock Doors	5
Drive-In Doors	1
Clear Height	21' - 25'
Fire Suppression	Wet sprinkler
Year Built	2003
Car Parking Spaces	31 (across both buildings)
HVAC	Gas fired units
Electric	To be confirmed
Zoning	I-1



60,473 +/- S.F.  
12/18/2025





# 3001 HAMBURG PIKE & 1601 RESEARCH DRIVE

JEFFERSONVILLE, IN

**74,723± SF**  
**SPACE FOR SALE OR LEASE**

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