

FOR SALE
OR LEASE

[View the LDG Industrial website](#)

6441 Ladd Avenue

Louisville, Kentucky 40216

READY FOR OCCUPANCY!



PROPERTY FEATURES:

- + 16,150 - 32,300+/- SF
- + BTS office space
- + 6 dock doors
- + 2 drive-in doors
- + 24' clear height
- + Up to 31 parking spaces
- + 800 amps of power
- + 3.8 miles I-264
- + 9.3 miles to I-64
- + 10.4 miles to I-65
- + Zoned EZ-1
- + For Lease: \$8.75/SF/YR, NNN
- + For Sale: \$5,200,000.00
- + Owner will consider a "rent to own" scenario



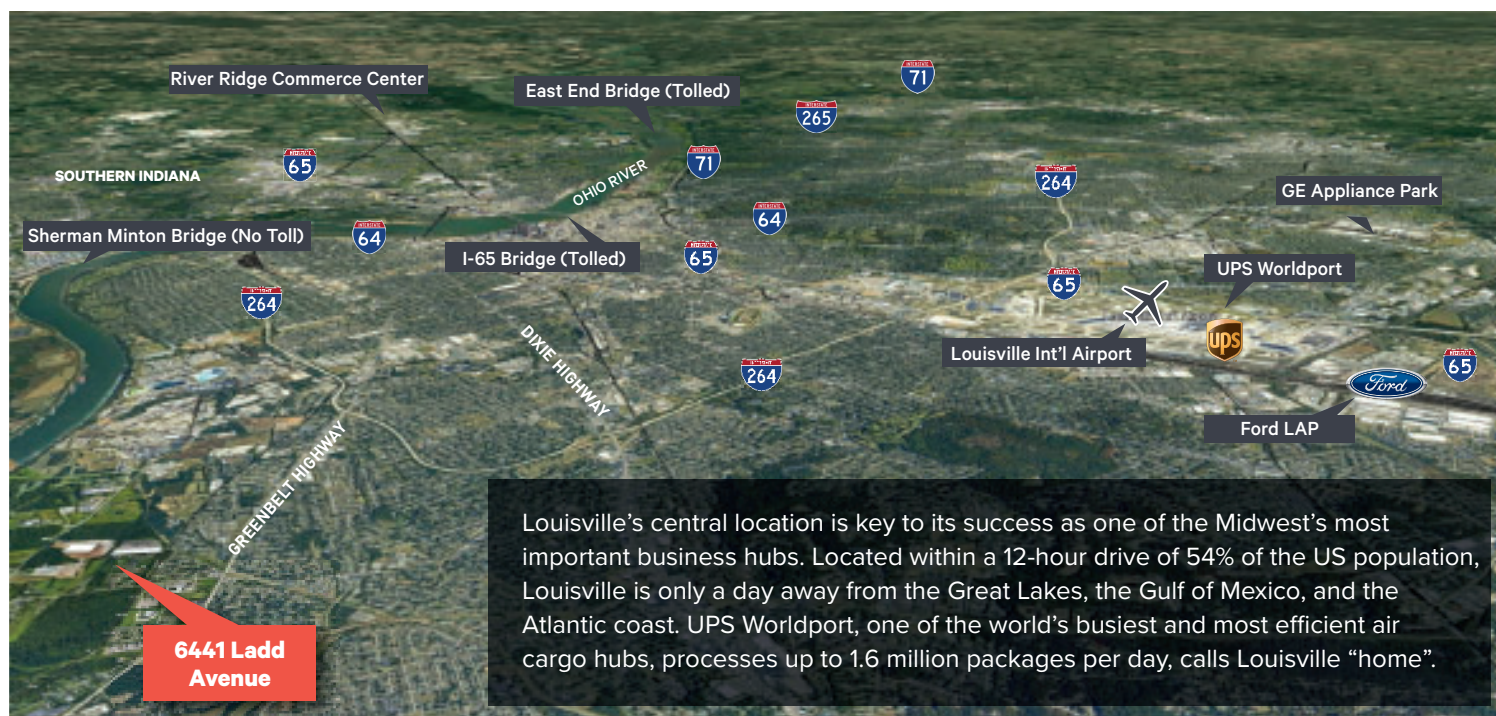
CBRE

6441 LADD AVENUE
LOUISVILLE, KY

Property Specifications

Building Size	32,300+/- square feet	Dock Doors	6 (9' X 10')
Available Square Feet	16,150-32,300+/- square feet	Drive-In Doors	2 (12' X 14')
Site Size	5.03+/- acres	Slab	6" unreinforced
Building Dimensions	204' X 164'	Auto Parking	Up to 31
Fire Suppression	ESFR	Power	800 amps
Clear Height	24'	Office	BTS
Column Spacing	82' X 25'	Zoning	EZ-1
Lighting	LED	Location	Near the Riverport Submarket

Location Highlights



#1

OHIO RIVER CORRIDOR
METRO AREA
Site Selection Magazine,
2022

#5

IN METRO AREA
FOR ECONOMIC
DEVELOPMENT
Site Selection Magazine,
2022

#5


BUSIEST CARGO
AIRPORT IN THE WORLD
CARGO TOWN
Airports Council
International, 2022

54%

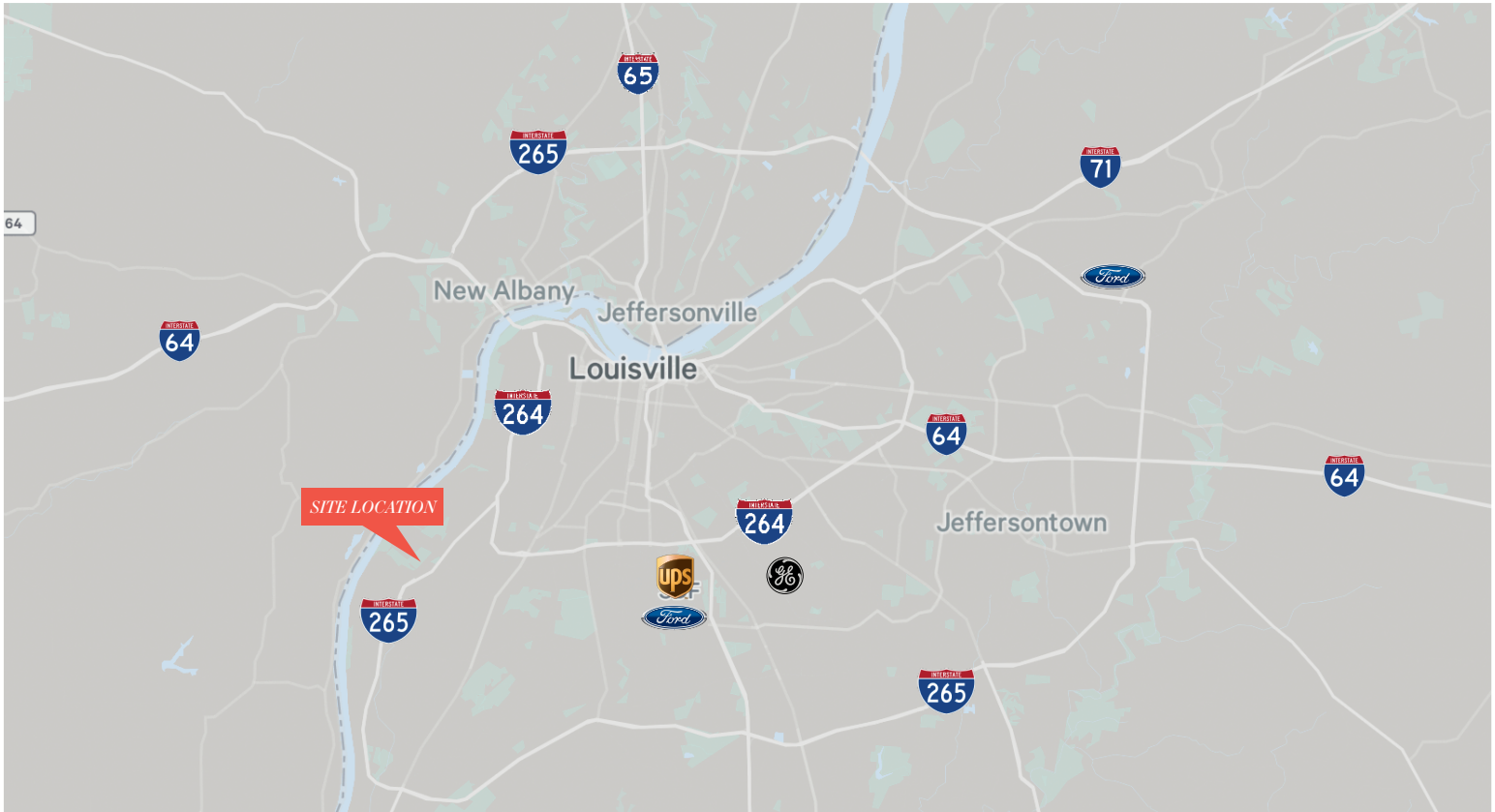
US POPULATION
WITHIN A 12-HOUR
DRIVE OF LOUISVILLE
American Community
Survey 2022

82%

US POPULATION
WITHIN A 24-HOUR
DRIVE OF LOUISVILLE
American Community
Survey 2022



A floor plan of a large rectangular building. The building is divided into two main sections by a horizontal corridor. The top section is labeled 'SPRINKLER ROOM' and contains a small rectangular area. The bottom section is labeled 'WAREHOUSE' and contains a large open space. The corridor runs horizontally across the middle of the building. The walls are shown with various openings and doors. The overall layout is simple and functional.



PLEASE CONTACT:



Doug Butcher, SIOR

Executive Vice President
+1 502 412 7641
doug.butcher@cbre.com



Alex Grove

Senior Associate
+1 502 412 7655
alex.grove@cbre.com

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LDG
INDUSTRIAL

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