

FOR SALE
OR LEASE

6441 Ladd Avenue

Louisville, Kentucky 40216

[View the LDG Industrial website](#)



PROPERTY FEATURES:

- + 16,150 - 32,300+/- SF
- + BTS office
- + 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: \$8.45/SF/YR, NNN
- + For Sale: \$5,300,000.00
- + Owner will consider a "rent to own" scenario



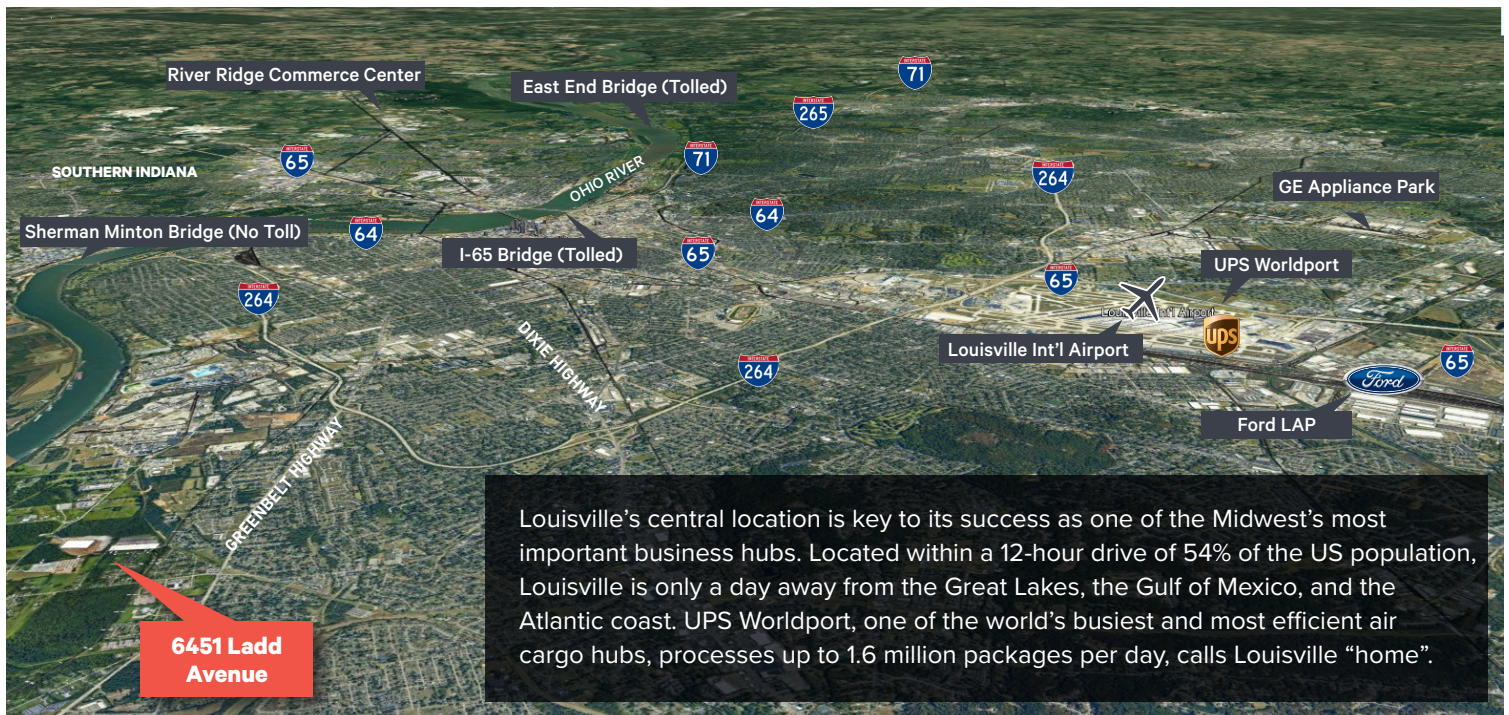
CBRE

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	27 auto parking spaces
Fire Suppression	Wet	Power	800 amps
Clear Height	24'	Office	1,200+/- SF
Column Spacing	82' X 25'	Zoning	EZ-1
Lighting	LED	Location	Near the Riverport Submarket

Location Highlights



Louisville's central location is key to its success as one of the Midwest's most important business hubs. Located within a 12-hour drive of 54% of the US population, Louisville is only a day away from the Great Lakes, the Gulf of Mexico, and the Atlantic coast. UPS Worldport, one of the world's busiest and most efficient air cargo hubs, processes up to 1.6 million packages per day, calls Louisville "home".

#1

OHIO RIVER CORRIDOR
METRO AREA
Site Selection Magazine, 2023

#5

US METRO AREA
FOR ECONOMIC
DEVELOPMENT
Site Selection Magazine, 2023

#5

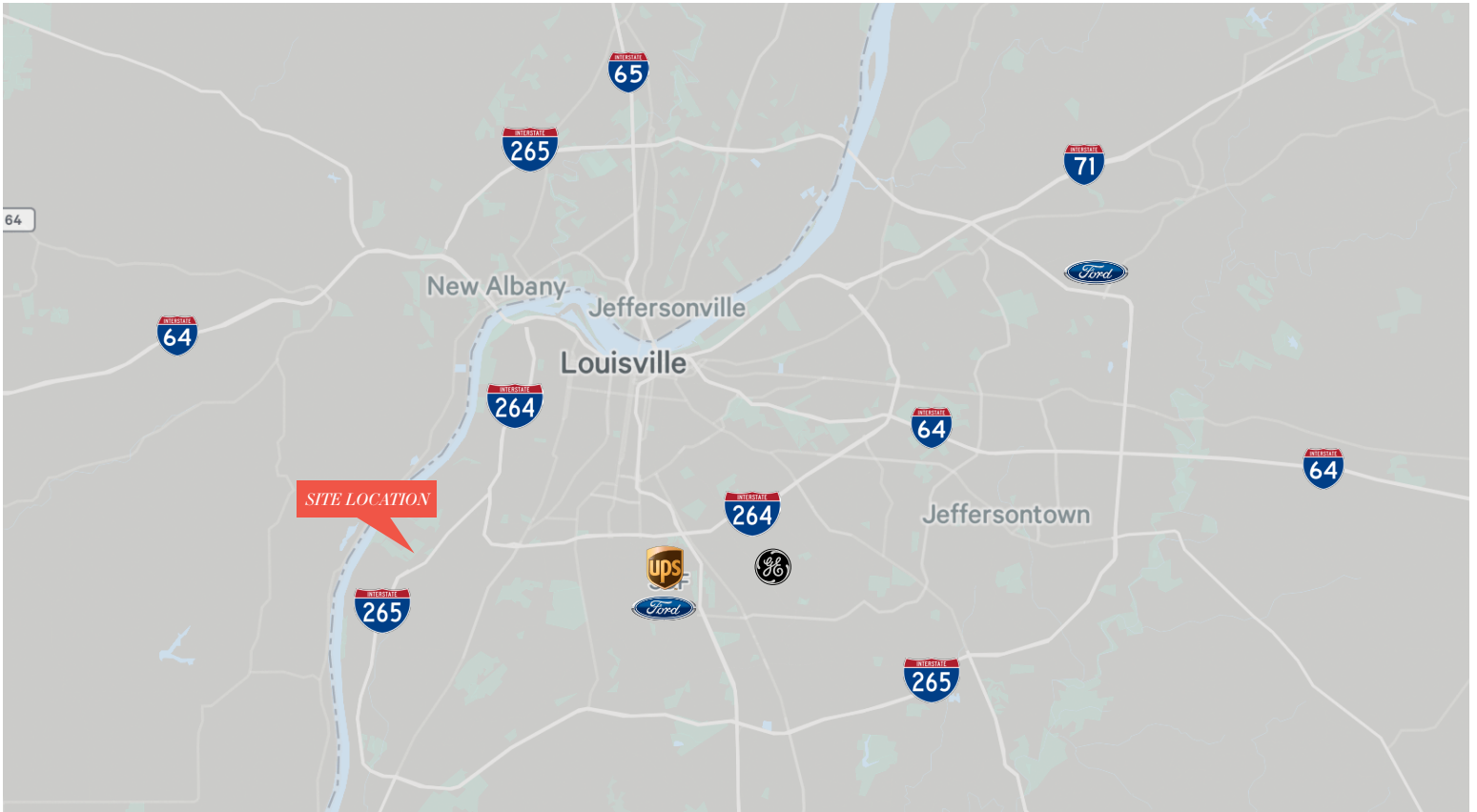
BUSIEST CARGO
AIRPORT IN THE WORLD
(3.1M TONNES)
Airports Council International, 2022

54%

US POPULATION
WITHIN A 12-HOUR
DRIVE OF LOUISVILLE
American Community Survey, 2023

82%

US POPULATION
WITHIN A 24-HOUR
DRIVE OF LOUISVILLE
American Community Survey, 2023



PLEASE CONTACT:

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