



WAREHOUSE/OFFICE ON AN ACRE FOR SALE

3111 DIXIE HWY

Louisville, KY 40216



Pricing

Call for Offers

7,354 SF

Total

1 Acre

Lot Size

PROPERTY OVERVIEW

 **7,354 SF**
Total Under Roof Area

 **.9987 Acres**
Total Lot Size

 **EZ-1 & C1**
Zoning

 **(2) 14'x14' & (1) 14'x12'**
Bay Doors

 **(2) 12'x10'**
Shed Slips

 **13.5'**
Clear Height



eXp Commercial is pleased to present 3111 Dixie Highway, Louisville, Kentucky, 40216 a unique industrial service property consisting of three separate buildings situated on ~0.99 acres across on parcel with C-1 and EZ-1 zoning.

The property is well suited for owner-users or investors seeking space for truck and equipment repair, contractors, fleet operations, fabrication, storage, light industrial, automotive, or service-related businesses. The existing improvements provide a combination of warehouse, covered storage, garage space, and office, allowing an owner to occupy immediately while renovating or expanding as needed.

The Property will be conveyed Vacant.

BUILDING BREAKDOWN



5,040 SF

Main Warehouse (#3)



1,050 SF

Shed (#2)



1,264 SF

Office (#1)



A 1,264 SF office building fronts Dixie Highway and is currently vacant. While it requires renovation, it provides an excellent opportunity to create office, showroom, or customer reception space.

The second building is a 1,050 SF storage shed equipped with three-phase power and two 12' x 10' overhead door slips, providing additional flexibility for storage or overflow operations.

The primary warehouse (#3) offers 3,080 SF with an additional 980 SF enclosed side bay and 980 SF covered storage area, creating 5,040 SF of functional warehouse and storage space. The warehouse features three-phase power, (2) 14' x 14' overhead doors, concrete slab floors, floor drains, and a clear height of 13.75 feet.

ADDITIONAL DETAILS

UTILITIES

Electrical

- 3 - Phase power in shed and main warehouse

Heating/Air

- Private office and bathroom in main warehouse
- Window unit in main warehouse

Plumbing

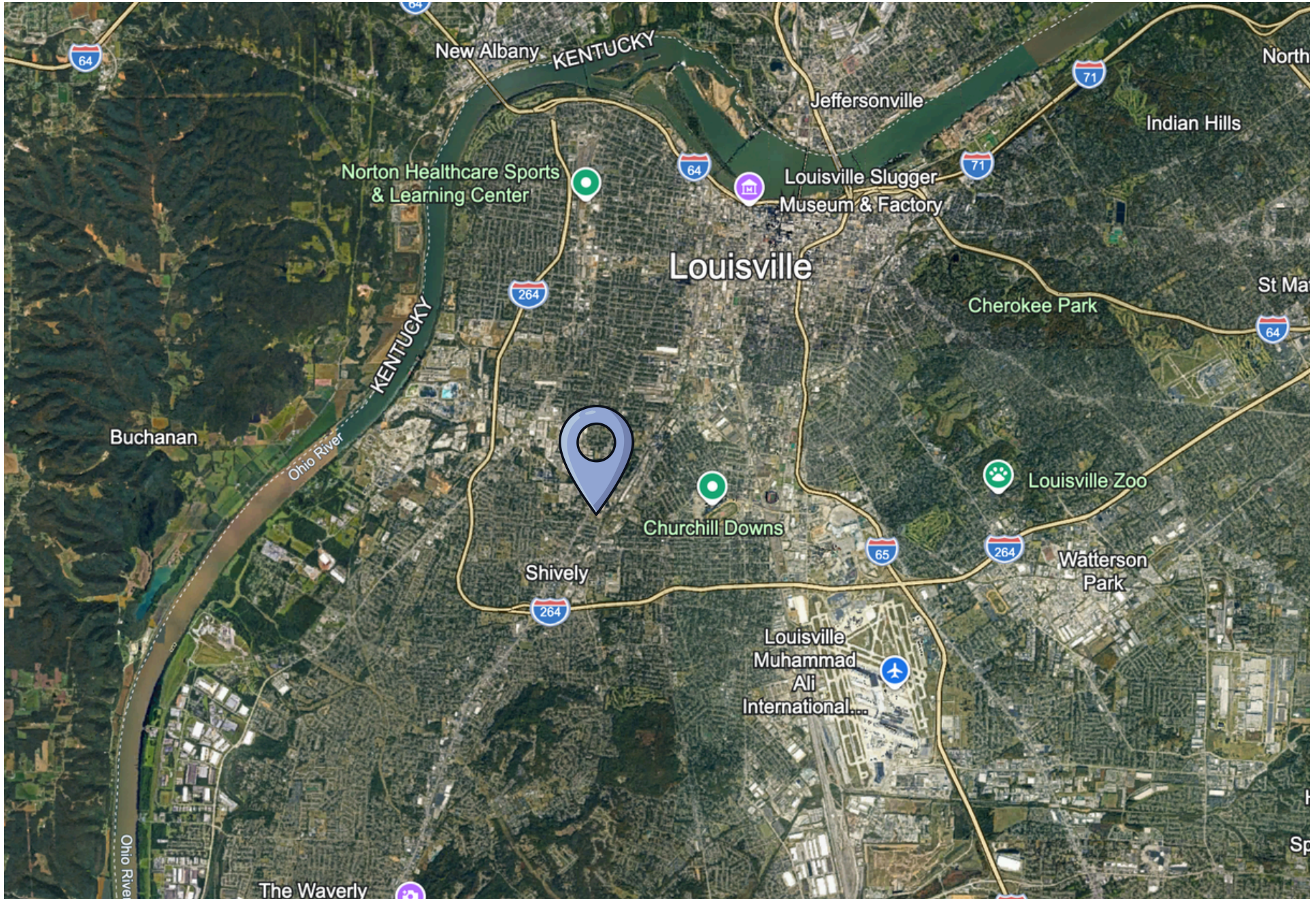
- Connected to city water and sewers.
- Warehouse and shed have drain systems.

THE OFFICE BUILDING (#1) IS IN NEED OF REPAIRS.

PROPERTY WILL BE DELIVERED VACANT AND FREE OF PERSONAL PROPERTY.

#1	 1930 <i>Year Built</i>	 Wood w/ Crawl Space <i>Building Construction</i>
#2	 1980 <i>Year Built</i>	 Wood Frame on Slab <i>Building Construction</i>
#3	 1997 <i>Year Built</i>	 Wood Frame on Slab <i>Building Construction</i>

SITE LOCATION



NEARBY



Points of Interest

Est. Drive Time

I-264	3 minutes
I-65	8 minutes
Churchill Downs	8 minutes
Downtown Louisville	12 minutes
UPS Worldport	15 minutes
Louisville Muhammad Ali International Airport	15 minutes
GE Appliance Park	22 minutes
Bluegrass Industrial Park	22 minutes

SITE



GALLERY



all personal property will be removed from the site

GALLERY





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