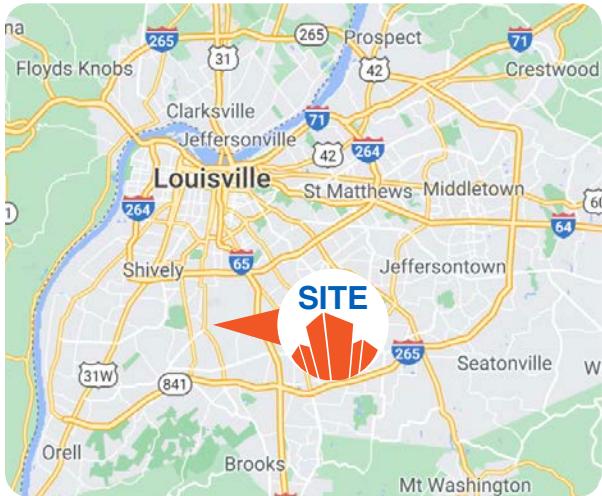




INDUSTRIAL BUILDING AVAILABLE

450 Downes Terrace | Louisville, KY 40214



FOR SALE: \$1,485,000 13,212± SF / 1.02 ACRES AVAILABLE

- **Recently Renovated Office Space:** ±3,000 SF of updated, move-in-ready office
- **Efficient Warehouse Layout:** ±10,212 SF clear-span warehouse
- **Drive-In Access:** Three (3) overhead doors | 12' X 12' (1), 24' X 12' (1), 8' X 8' (1)
- **Secure Outdoor Area:** Fully fenced and graveled yard ideal for equipment or vehicle storage
- **Ideal for Owner-Operators/Investors:** Great setup for trades, light manufacturing, service contractors, or distribution
- **Location Advantage:** Situated in close proximity to Louisville Muhammad Ali International Airport (SDF), UPS Worldport, Ford LAP, I-264, I-265, I-65, and several other industrial uses
- **Zoned M-2 Industrial:** Supports a wide range of manufacturing, service, and distribution uses

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 SIOR[®]

450 DOWNES TERRACE, LOUISVILLE, KY 40214

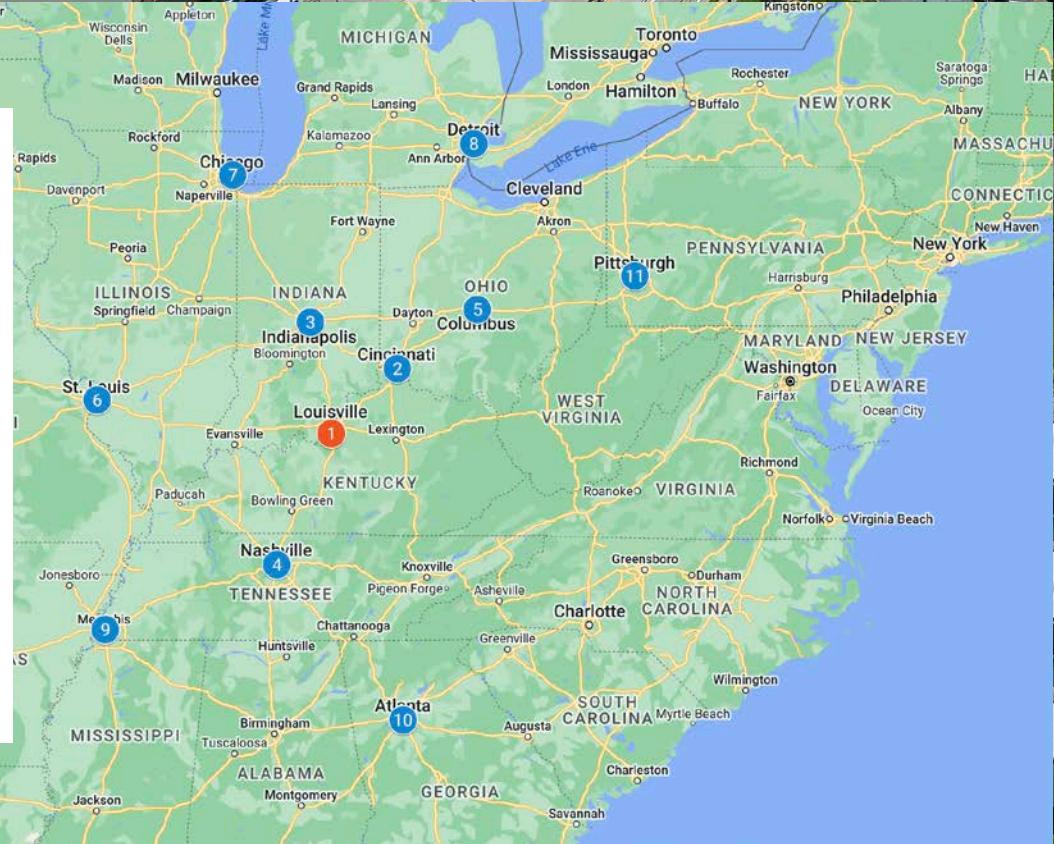
PROPERTY FEATURES

TOTAL BUILDING SF	13,212 SF
ACRES	1.02 AC
CEILING HEIGHT	11' - 11' 9"
OVERHEAD DOORS	3 OH Doors 12' X 12' (1), 24' X 12' (1), 8' X 8' (1)
OFFICE SF	3,000± SF (fully renovated)
WAREHOUSE SF	10,212± SF clear-span
SPAN, BAY SIZE	60'
SPRINKLER	Yes
CONSTRUCTION	Steel Frame
ZONING	M-2 (Industrial)
YEAR BUILT	1974 (Renovated 2017)
ELECTRIC	*confirming electrical specs shortly
HVAC	Fully conditioned office Heated warehouse (gas furnaces)
LIGHTING	LED High Bay



DISTANCE TO MAJOR REGIONAL U.S. CITIES

1 SITE	
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



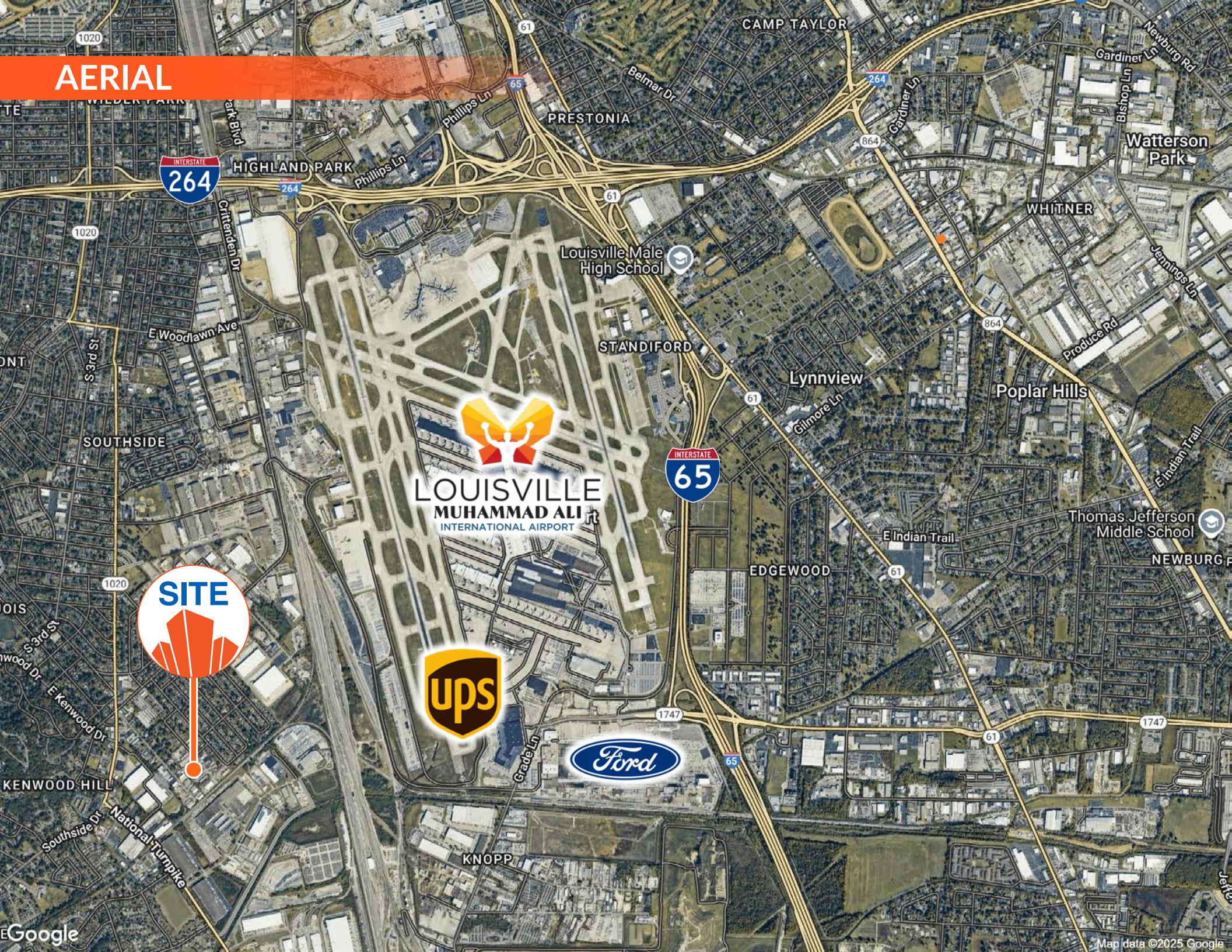
DOWNES TERRACE

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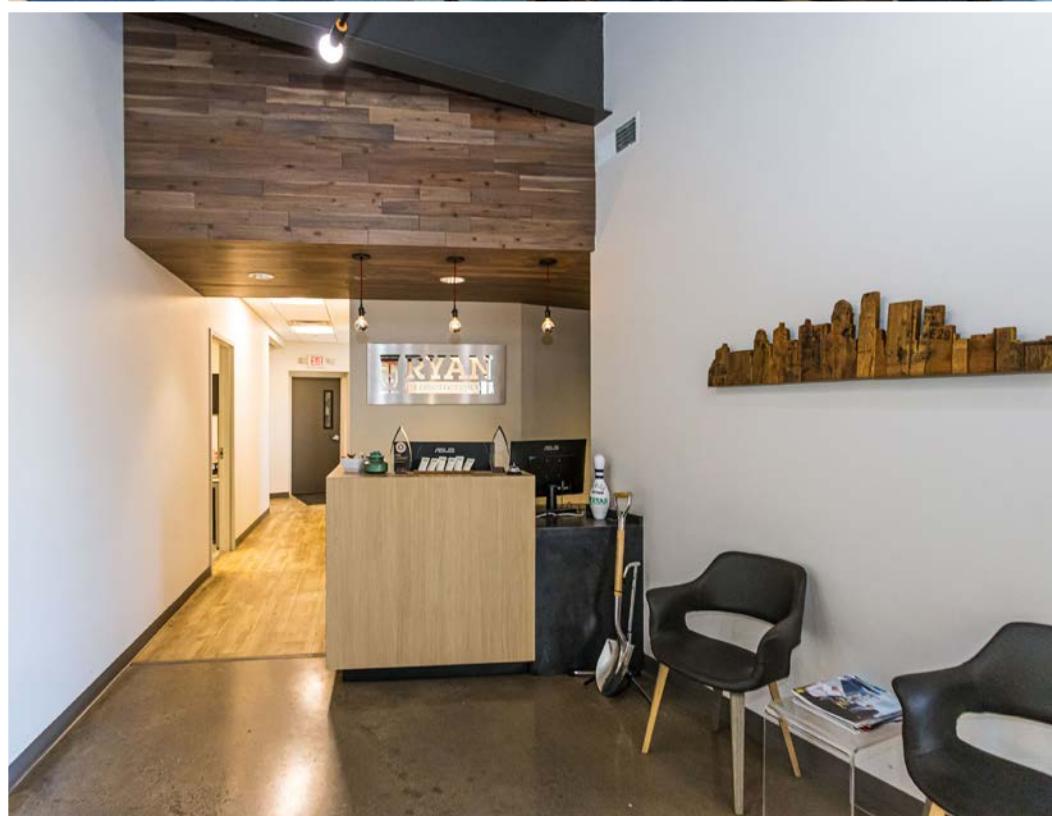
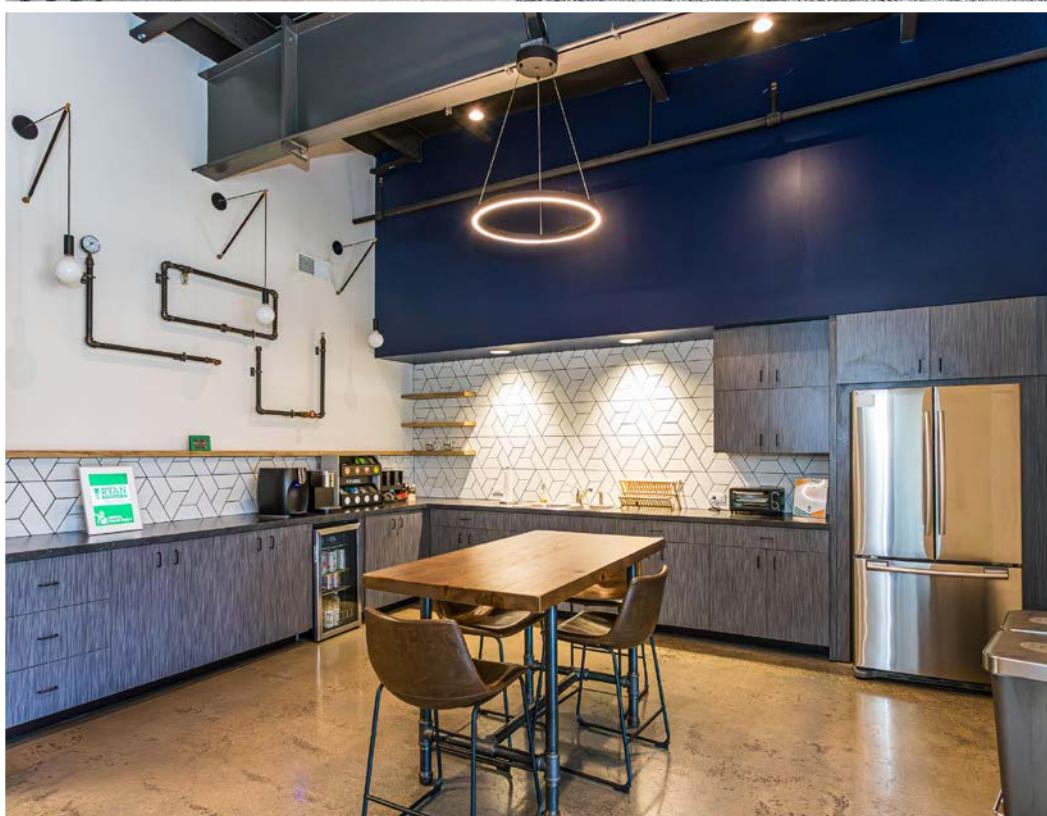
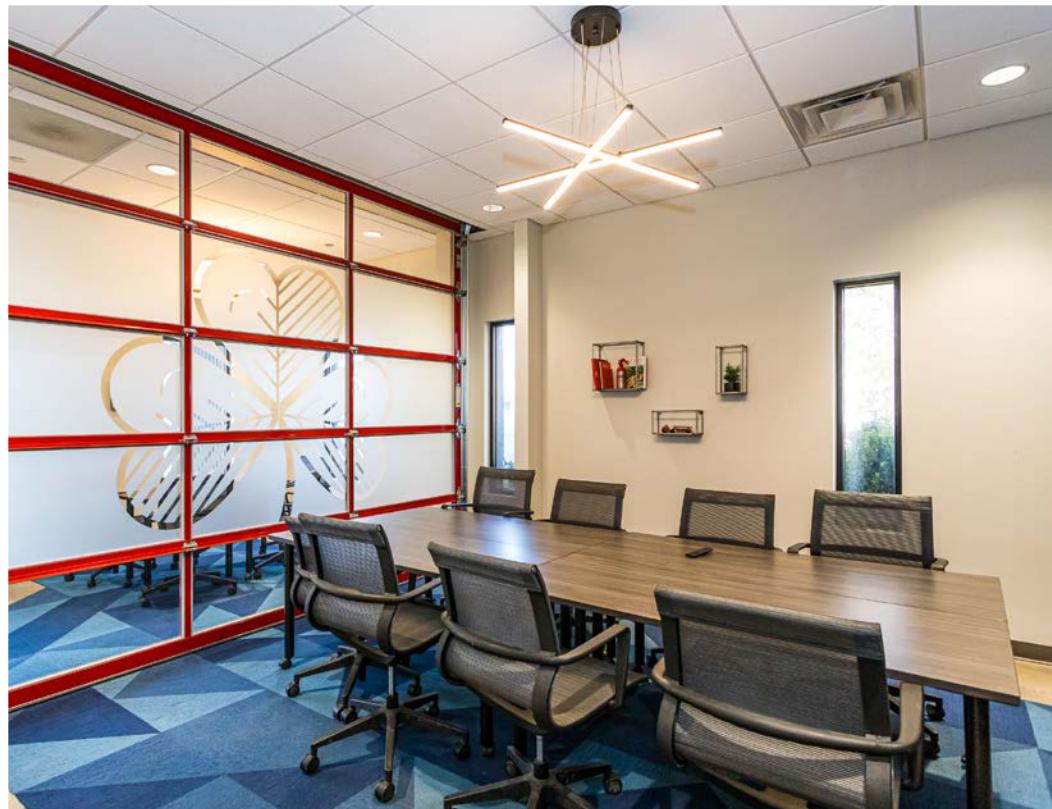
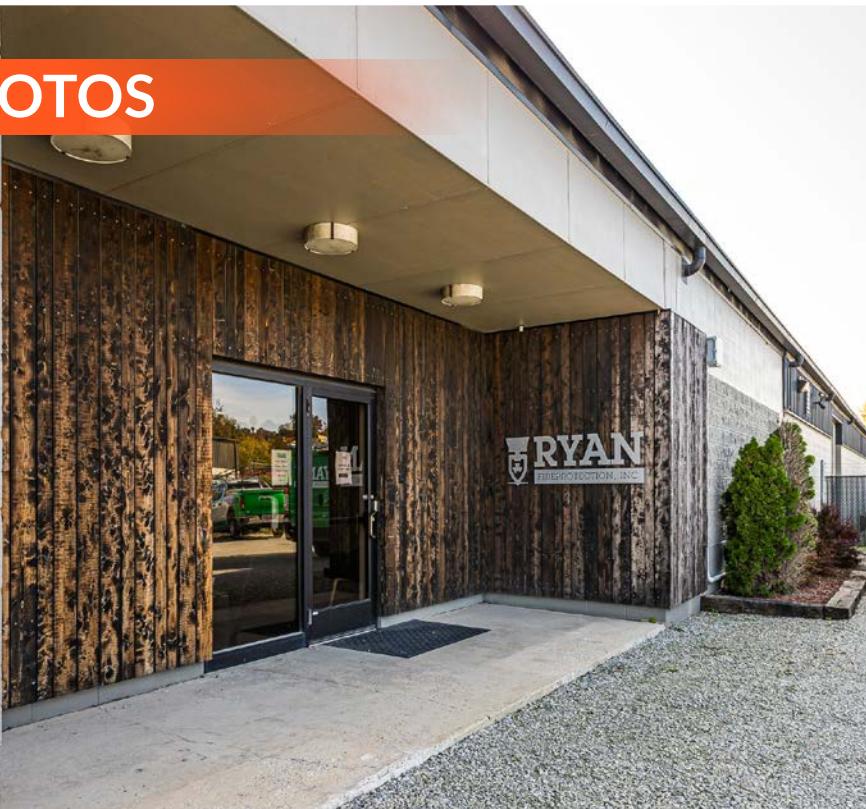
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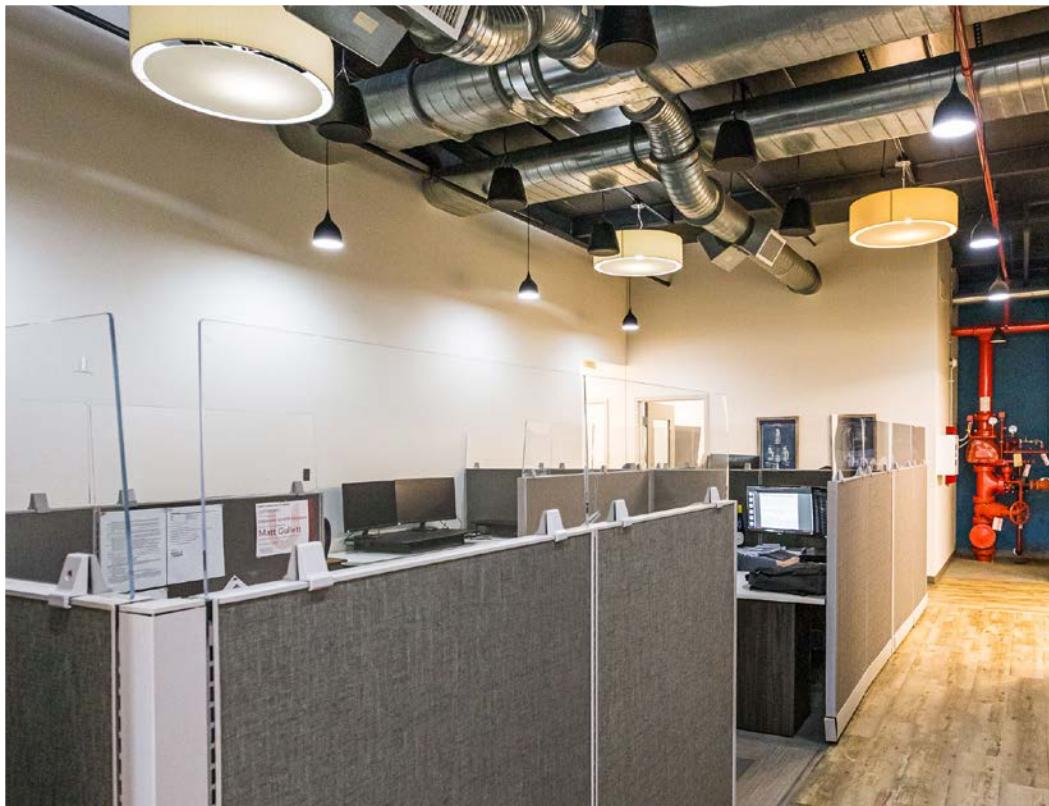
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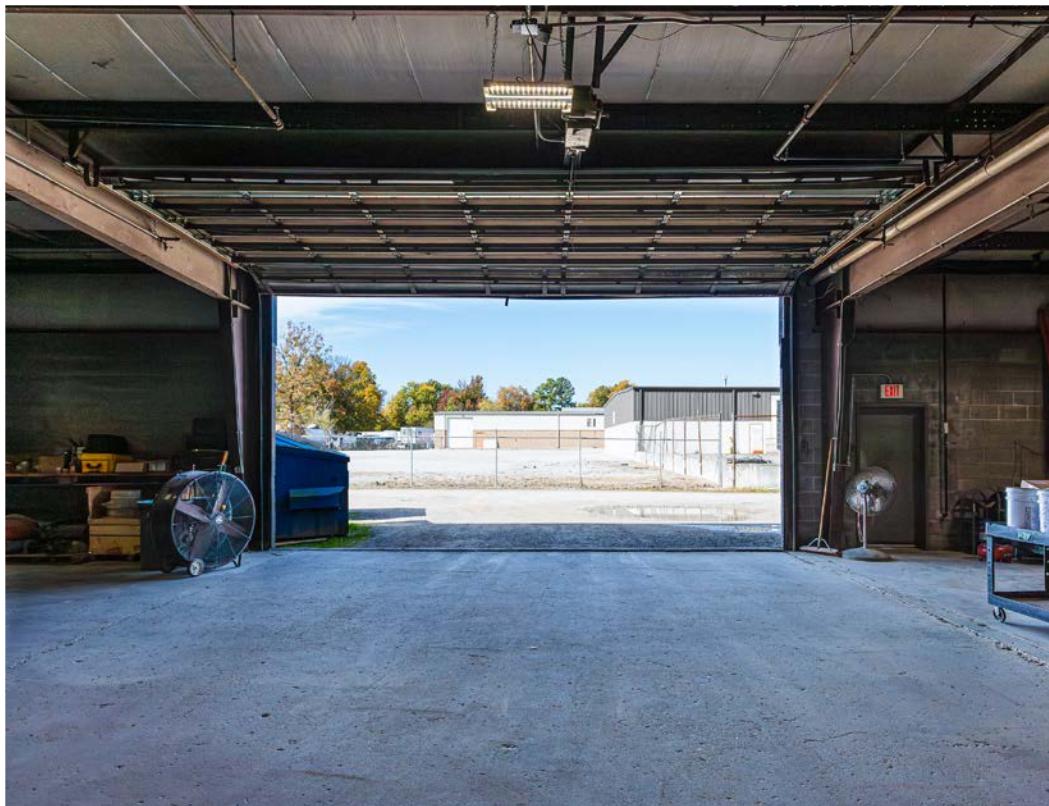
PHOTOS



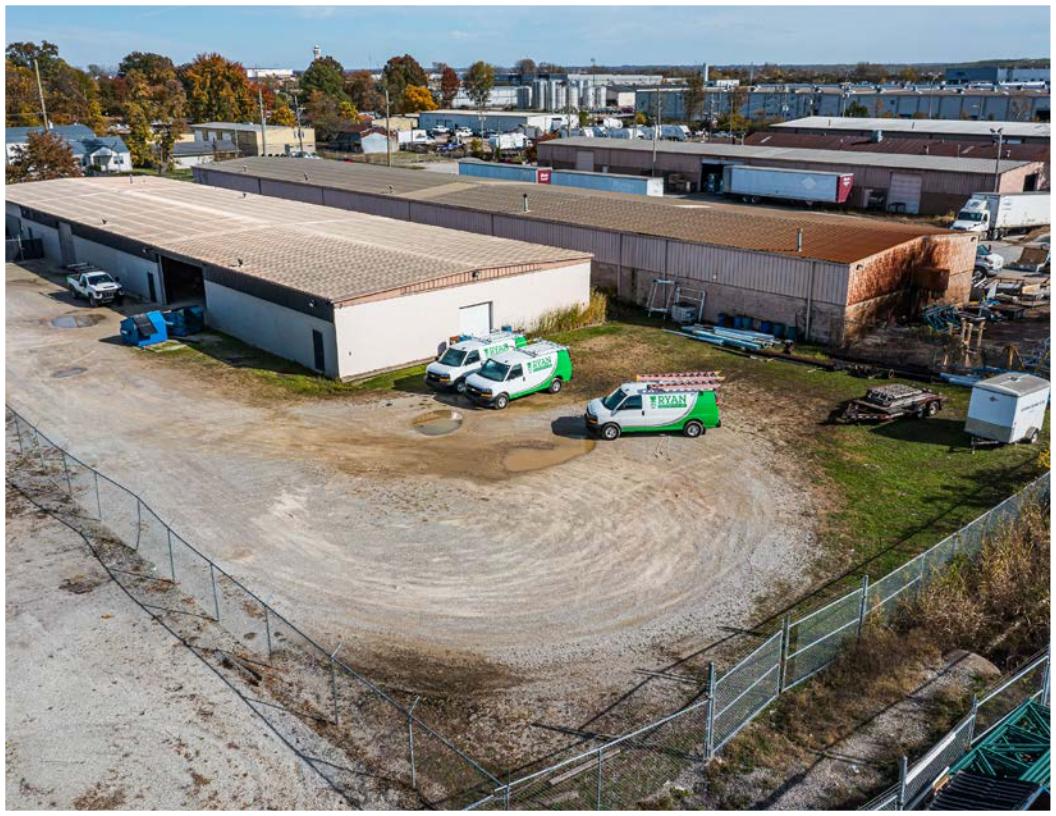
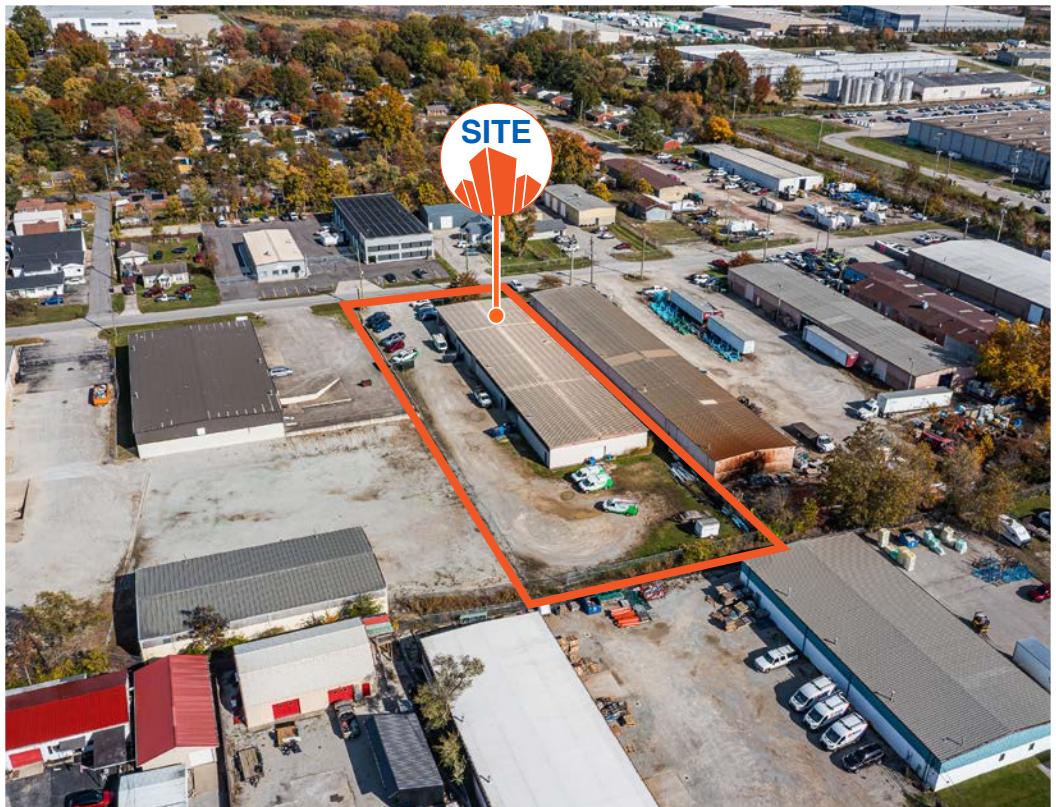
PHOTOS



PHOTOS



PHOTOS



DEMOGRAPHICS

450 Downes Terrace Louisville, KY 40214	3 mi radius	5 mi radius	10 mi radius
Population			
2025 Estimated Population	59,655	188,265	633,678
2030 Projected Population	57,168	180,671	616,533
2020 Census Population	58,305	186,706	625,078
2010 Census Population	59,761	181,798	609,422
Projected Annual Growth 2025 to 2030	-0.8%	-0.8%	-0.5%
Historical Annual Growth 2010 to 2025	-	0.2%	0.3%
2025 Median Age	35.2	35.2	37.3
Households			
2025 Estimated Households	23,728	76,165	268,709
2030 Projected Households	22,725	72,985	261,931
2020 Census Households	23,849	76,072	263,714
2010 Census Households	24,178	74,164	254,931
Projected Annual Growth 2025 to 2030	-0.8%	-0.8%	-0.5%
Historical Annual Growth 2010 to 2025	-0.1%	0.2%	0.4%
Race and Ethnicity			
2025 Estimated White	56.2%	56.9%	61.5%
2025 Estimated Black or African American	22.3%	25.2%	24.9%
2025 Estimated Asian or Pacific Islander	6.2%	3.7%	3.1%
2025 Estimated American Indian or Native Alaskan	0.4%	0.4%	0.3%
2025 Estimated Other Races	14.9%	13.8%	10.2%
2025 Estimated Hispanic	15.5%	14.2%	9.9%
Income			
2025 Estimated Average Household Income	\$72,927	\$72,127	\$86,700
2025 Estimated Median Household Income	\$57,169	\$56,434	\$66,853
2025 Estimated Per Capita Income	\$29,039	\$29,360	\$36,928
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	6.1%	4.5%	3.1%
2025 Estimated Some High School (Grade Level 9 to 11)	8.8%	8.0%	6.6%
2025 Estimated High School Graduate	32.1%	34.1%	30.5%
2025 Estimated Some College	21.0%	21.8%	21.0%
2025 Estimated Associates Degree Only	9.6%	8.7%	8.8%
2025 Estimated Bachelors Degree Only	14.5%	14.4%	18.0%
2025 Estimated Graduate Degree	8.0%	8.4%	11.9%
Business			
2025 Estimated Total Businesses	2,150	7,242	26,844
2025 Estimated Total Employees	27,301	80,044	280,307
2025 Estimated Employee Population per Business	12.7	11.1	10.4
2025 Estimated Residential Population per Business	27.8	26.0	23.6

The information contained herein was obtained from sources believed reliable, however TRIO Commercial Property Group, LLC and its agents make no representation as to its accuracy. It is your responsibility to thoroughly investigate and confirm the accuracy of this information.

CONTACT US



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