

REAL ESTATE AUCTION

Thursday, October 29, 2026 at 11 A.M.
Registration begins at 10 A.M.



59,150± SF • 0.5± AC • 2-STORY WAREHOUSE • NEAR I-64

SUGGESTED OPENING BID OF \$995,000

ZONING: EZ-1 (ENTERPRISE ZONE 1)

On-Site Auction: 1001 W. Main Street, Louisville, KY 40202

OPEN HOUSE DATES: Thursday 10/15, 10/22, & Wednesday 10/28 from 2-3:30 P.M.

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FOR MORE INFORMATION PLEASE CONTACT

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10% BUYER'S PREMIUM



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PROPERTY SUMMARY & DETAILS:

Owner orders the immediate sale of 1001 W. Main Street, offering investors, owner-users, and developers a unique opportunity to purchase at auction a substantial industrial asset in one of Louisville's most dynamic urban corridors. Located on historic West Main Street along the western edge of Downtown Louisville, the property encompasses approximately 59,150± square feet across multiple levels and occupies a strategic position just moments away from I-64, Museum Row, the city's expanding waterfront district, and the heart of Louisville's renowned bourbon tourism experience. The property is also located within a designated Opportunity Zone, providing potential tax advantages for qualified investors.

Originally constructed in 1923, the building features the character and durability of a classic urban warehouse while offering the flexibility demanded by today's industrial, commercial, and redevelopment users. The property is zoned EZ-1 (Enterprise Zone 1) and includes 40,580± square feet on the first and second floors that historically supported a combination of warehouse and office operations, providing expansive open areas, high ceilings, and multiple loading points. The building's 18,570± square foot lower level with direct street access presents a value-add opportunity for conversion into a 38-space indoor parking garage, creating additional utility and income potential in a downtown environment where parking remains a valuable amenity.

Situated adjacent to the planned expansion of Louisville's waterfront park system, the property stands to benefit from continued public investment and neighborhood growth. Its proximity to downtown attractions, entertainment venues, tourism destinations, and major transportation routes creates a variety of potential uses, including urban industrial operations, flex space, creative office, storage, entertainment, hospitality-related concepts, multifamily conversion, or adaptive reuse redevelopment. Don't miss out on this opportunity to unlock the potential of a rare and historic industrial property in Downtown Louisville!

- **Total Building Size: 59,150± SF**
 - 1st and 2nd Floors: 40,580± SF
 - Lower Level: 18,570± SF
- **Lot Size: 0.4951± AC**
- **Parcel Number: 015C00310000**
- **Zoning: EZ-1, Enterprise Zone 1**
- **Assessed Value: \$2,957,500**
- **Annual Taxes (2025): \$39,858.24**
- **Drive In Doors: 2**
- **Dock Doors: 1**

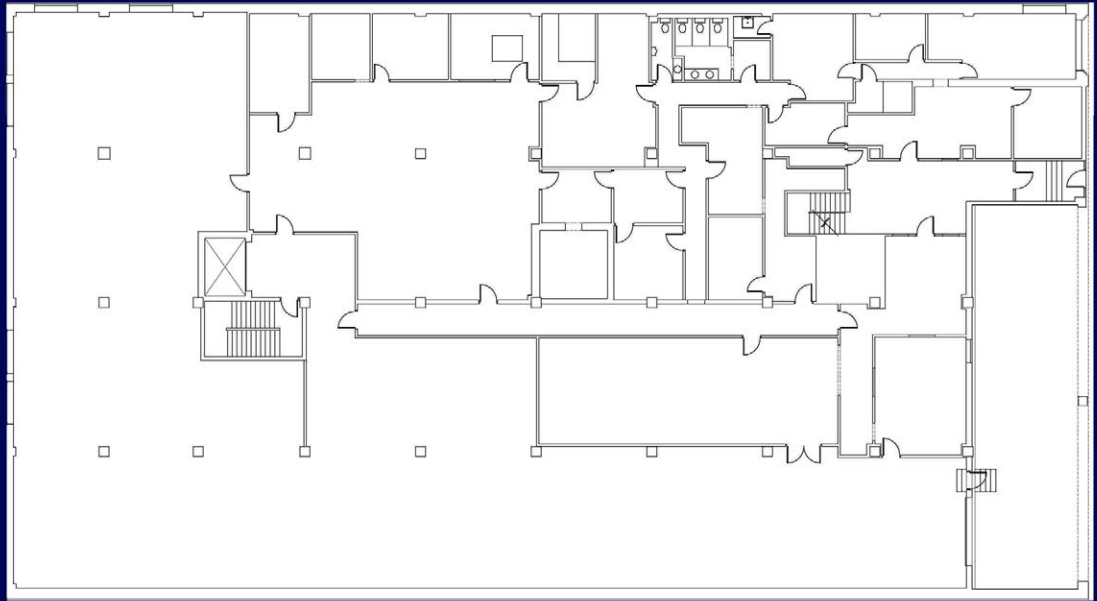




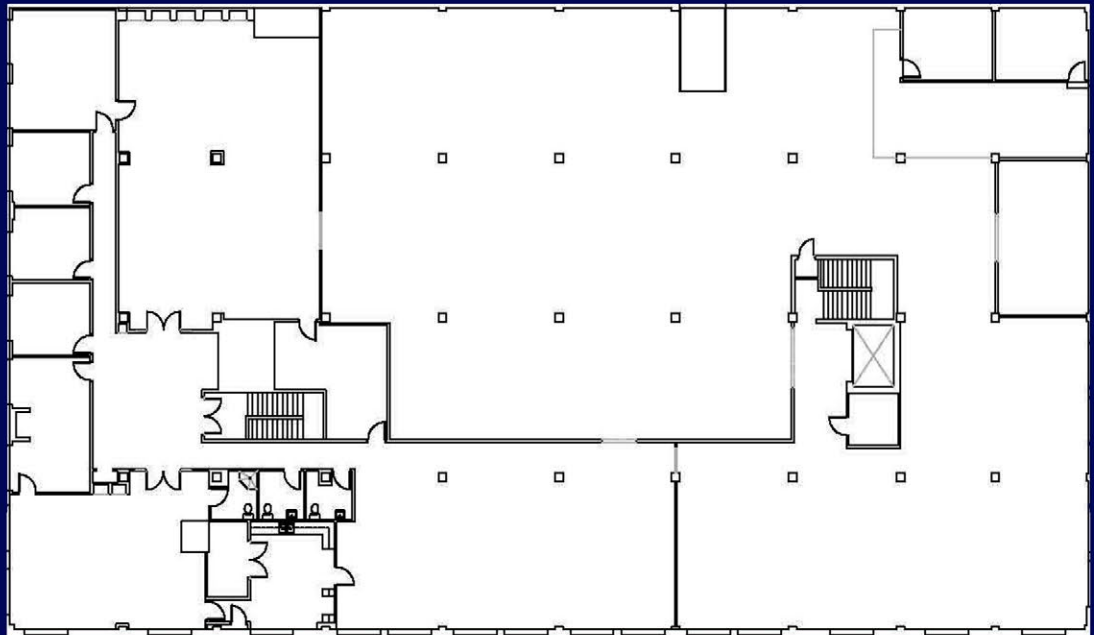
Future Phase 4
Waterfront Park

FLOOR PLANS

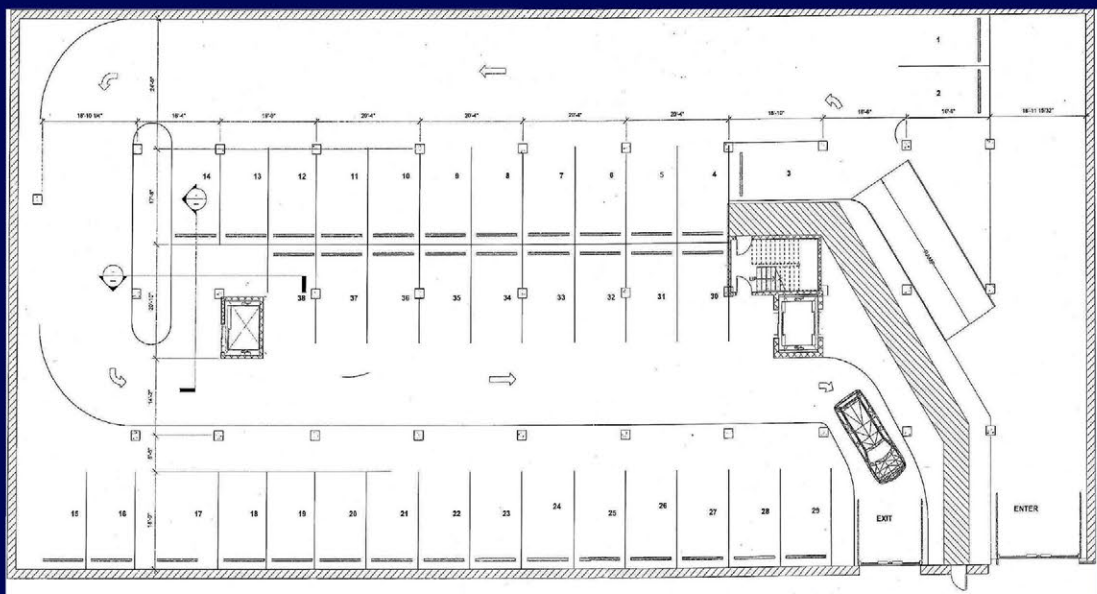
1ST FLOOR



2ND FLOOR



LOWER LEVEL
PARKING
FACILITY
CONCEPT



Auction Date: Thursday, October 29, 2026 at 11:00 A.M. (Registration @ 10:00 A.M.) On-Site: 1001 W. Main Street, Louisville, KY 40202

Terms of Sale

AUCTION PROCEDURE AND FORMAT: This is a live, public, open-outcry auction. To bid, a participant must be a registered bidder and must raise their hand, shout out their bid or notify a bidder's assistant of their bid. A bid shall not be valid unless or until the auctioneer recognizes the bidder and their respective bid. The authorized signatory of each bidder will be at the auction. The final High Bid will be accepted at the time and place of the auction provided such High Bid is equal to or greater than the Published Reserve Price (as may be reduced at any time during or before the Auction). The Auctioneer reserves the right to seek an opening bid below the Reserve Price. In the event the bidding level does not reach the Reserve Price, the High Bid will be considered an offer and the Property will be offered With Reserve, Subject to Acceptance. The final High Bid must be irrevocable until 4:00 P.M., Eastern Time, five business days after the actual date of auction. *Pounding and knocking of a gavel is a common occurrence at an auction. Such occurrences shall not be deemed to indicate a sale or that a parcel has been sold unless or until the auctioneer announces verbally that said parcel has been sold.*

METHOD OF BIDDING: THE PARCEL SHALL BE OFFERED SUBJECT TO THE PUBLISHED RESERVE PRICES/MINIMUM BID OF \$1,750,000 AS SET FORTH IN THE MARKETING MATERIALS. IN THE EVENT THE PUBLISHED RESERVE PRICE IS MET OR EXCEEDED, THE PROPERTY SHALL BE SOLD.

BIDDER INFORMATION PACKAGE: A Bidder's Information or Due Diligence Package must be obtained by all registered bidders prior to the auction. The Bidder's Information Package shall contain information pertaining to the property being offered, however, bidders should undertake to perform their own due diligence prior to the auction.

TRANSACTIONAL TERMS: Any sale of the Property will be made on the same or substantially similar terms to those set forth in the Real Estate Purchase and Sale Agreement (the "Purchase Agreement").

ATTORNEY REVIEW RECOMMENDATION: All information contained in the brochure and all other auction-related material, such as the Bidder's Information Package should be carefully reviewed by an attorney prior to the auction and is subject to and may be superseded by the Purchase Agreement to be signed at the auction and announcements made from the podium prior to the commencement of bidding.

AUCTION REGISTRATION: All participants interested in bidding at the auction shall register at the registration counter and must become a **Qualified Bidder**. A "Qualified Bidder" is an interested Party that provides the following items to the Auctioneer at the Auction: (1) valid, state-issued identification; (2) proof that participant has inspected the Property; (3) presentation of certified or cashier's check in the amount of \$100,000.00 made payable to Chicago Title Insurance Company; and (4) an acknowledgment that the bidder has received, reviewed and understands the Terms of Sale, Purchase Agreement, Bidder's Information Package and is capable of closing if they are the successful bidder.

REMOTE BIDDING: Remote bidding via simultaneous digital transmission is available for participants that are unable to attend the Auction in person ("Remote Bidding"). In order to qualify for Remote Bidding and be issued a remote bid number, a participant wanting to bid remotely must: (1) be pre-approved by Auctioneer; (2) deliver to the Auctioneer a signed blank Purchase and Sale Agreement no later than 48 hours before the Auction; and (3) wire the appropriate money deposits below to the Title Company no later than 48 hours before the Auction (which shall be held in escrow at the Title Company pending outcome of the Auction).

REQUIREMENTS OF THE HIGH BIDDER: The High Bidder in the auction shall be required to: (1) Immediately tender a certified or cashier's check in the amount of \$100,000.00 made payable to CHICAGO TITLE INSURANCE COMPANY; (2) Execute the Purchase Agreement; (3) Execute the appropriate Kentucky Agency Disclosure Forms and Property Disclosure Forms; and (4) Increase their money deposit to ten percent (10%) of the Purchase Price via wire transfer within five (5) days of the auction. In the event the High Bid meets or exceeds the Published Reserve Price, such money deposits shall immediately become non-refundable.

NON-REFUNDABLE MONEY DEPOSITS: All money deposits submitted by the successful high bidder shall become immediately non-refundable. This sale is not subject to Purchaser obtaining financing, any contingencies, inspections or other reasons except as noted herein. If Purchaser fails to perform within the time limitations specified, any and all money deposits shall be forfeited as liquidated damages.

TITLE AND ESCROW INSTRUCTIONS: Title and Escrow services shall be provided by: Chicago Title Insurance Company, Dawn Levers; dawn.levers@ctt.com; 30195 Chagrin Blvd., Suite 320, Pepper Pike, OH 44124; 216-554-6693. All money deposits shall be deposited with the Title Company. The total money deposit shall be increased to ten percent (10%) of the Purchase Price via wire transfer within five (5) days of the auction. Title and escrow fees and costs shall be paid by the Purchaser, with specific expense allocation set forth in the Purchase Agreement (a copy of which is included in the Bidder Information Package). Purchaser shall pay for its own title insurance should it request it.

CLOSING DATES: The Closing Date shall be on or before December 4, 2026, (35) days after the Auction Date at the office of the Title Company. At such time, Purchaser shall tender or have already tendered the balance of the Purchase Price. TIME IS OF THE ESSENCE IN THIS TRANSACTION.

BUYER'S PREMIUM: A Buyer's Premium in the amount of TEN PERCENT (10%) of the Successful Bid shall be paid by the Purchaser and added to the Successful Bid amount in order to calculate the "Total Purchase Price." Purchaser acknowledges and accepts that such amount shall be added to the Successful Bid and such amounts shall be the responsibility of the Purchaser. The Buyer's Premium shall be allocated 50% to Colliers Louisville, LLC, the Seller's Broker, and 50% to AWS Commercial, LLC, the Seller's Auctioneer.

FINANCING: The Property offered at auction are not subject to or contingent upon the Purchaser obtaining financing.

AGENCY DISCLOSURE: Colliers Louisville, LLC d/b/a Colliers, Reed Weinberg, KY RE Salesperson, Jenny Johnston, KY RE Salesperson, their affiliates, employees, and representatives all represent the Seller in this transaction. Mark Abood, KY Principal Auctioneer, shall perform the bid call in cooperation with Colliers Louisville.

BUYER BROKER PARTICIPATION: A Buyer Broker meeting the following requirements is eligible to receive an amount equal to one-tenth (1/10th) of the Buyer's Premium paid in this transaction To qualify, the Buyer Broker must: (1) be an active licensed OH RE salesperson or broker in good standing; (2) register their client in writing via email to mark.abood@colliers.com on or before **October 22, 2026**; (3) attend a scheduled open house or property inspection with their client; (4) attend the auction with their client; and (5) their client must be the successful High Bidder and close on the sale of the property. No Buyer Broker will be recognized for a buyer who has previously contacted or been contacted by the Seller, their representatives or Auctioneer. Referral fees will be paid upon closing by Seller and receipt of all commissions by Broker and Auctioneer. No referral fees will be paid by the Seller, if the Buyer Broker, its agents, or a member of its immediate family is participating in the purchase of the property. An affidavit will be required certifying that the Buyer Broker is not participating in any way as a principal. No sub-agency shall be offered to any broker by Auctioneer. No oral registrations will be accepted. Buyer Brokers are hereby notified that the Seller has provided a dual commission arrangement for the sale of the property.

CONDUCT OF THE AUCTION: Neither Seller nor Auctioneer is permitted to bid at the auction. Conduct of the auction and increments of bidding are at the sole direction and discretion of the Auctioneer. Auction Day Announcements made from the podium supersede printed material. The Auction is open to registered bidders and invited guests. In the event of a dispute between bidders, the Auctioneer shall make the final decision to either accept the final bid, to re-offer/re-sell the property, or to remove the property from the auction. If any disputes should arise following the auction, the Auctioneer's records shall be conclusive.

AS-IS CONDITION - BINDING SALE. The property is being sold in its present condition with no warranties, whatsoever, except for title, which is to be clear and marketable. It is being sold "as is where is - in its present condition, with all faults." Each bidder is relying on his/her own independent inspection of the real estate for its physical conditions, character, and suitability and fitness for purchaser's intended use and is not relying upon any representation of Seller, Colliers Louisville, LLC, AWS Commercial, LLC, Mark Abood, or any of their agents, representatives, personnel, or staff.

DISCLAIMER: THE INFORMATION CONTAINED HEREIN IS SUBJECT TO INDEPENDENT INSPECTION AND VERIFICATION BY ALL PARTIES RELYING ON IT. THIS SALE IS BEING CONDUCTED SUBJECT TO THE TERMS OF SALE AND THE REAL ESTATE PURCHASE AGREEMENT. NO LIABILITY FOR ITS INACCURACY, ERRORS OR OMISSIONS IS ASSUMED BY THE SELLER OR BROKER/AUCTIONEER. ALL ACREAGE, SQUARE FOOTAGE, AND DIMENSIONS ARE APPROXIMATE. THIS OFFERING MAY BE WITHDRAWN, MODIFIED, OR CANCELED WITHOUT NOTICE AT ANY TIME. PROPERTY IS SUBJECT TO PRIOR SALE. THIS IS NOT A SOLICITATION OR OFFERING TO RESIDENTS OF ANY STATE OR JURISDICTION WHERE PROHIBITED BY LAW. ALL POTENTIAL PURCHASERS WHO BECOME BIDDERS AT THIS AUCTION HAVE RECEIVED COPIES OF THESE TERMS OF SALE, HAD THEM ORALLY PRESENTED TO THEM ON AUCTION DAY, AND BY PLACING THEIR BIDS AGREE TO BE BOUND.

I CERTIFY THAT I HAVE READ THE CONTRACT, THE TERMS OF SALE, THE BIDDER INFORMATION PACKAGE, AND I HAVE INSPECTED THE PROPERTY THAT I AM BIDDING UPON AND I ACKNOWLEDGE THAT I AM BIDDING ON THE PROPERTY IN ITS AS-IS, WHERE-IS, WITH ALL FAULTS CONDITION. I ALSO WARRANT THAT I WILL ADHERE TO ALL AUCTIONEER INSTRUCTIONS AND REQUIREMENTS AND, IF THE SUCCESSFUL BIDDER, I WILL CLOSE AS CONTRACTED.

BIDDER INFORMATION PACKAGES

The package includes important due diligence information about the property, the offering and the auction program. Including but not limited to: property overview, photos, real estate tax information, property disclosures, legal description, preliminary title commitment, purchase and sale agreement, and terms of sale. Bidder information packages may be obtained by scanning the QR code below.

Would you like to receive more information about auctions? Please contact Mark Abood at mark.abood@colliers.com

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