

FOR SALE  
OR LEASE

[View this property on our 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: \$10/SF/YR, NNN
- + For Sale: \$5,200,000.00
- + Owner will consider a "rent to own" scenario



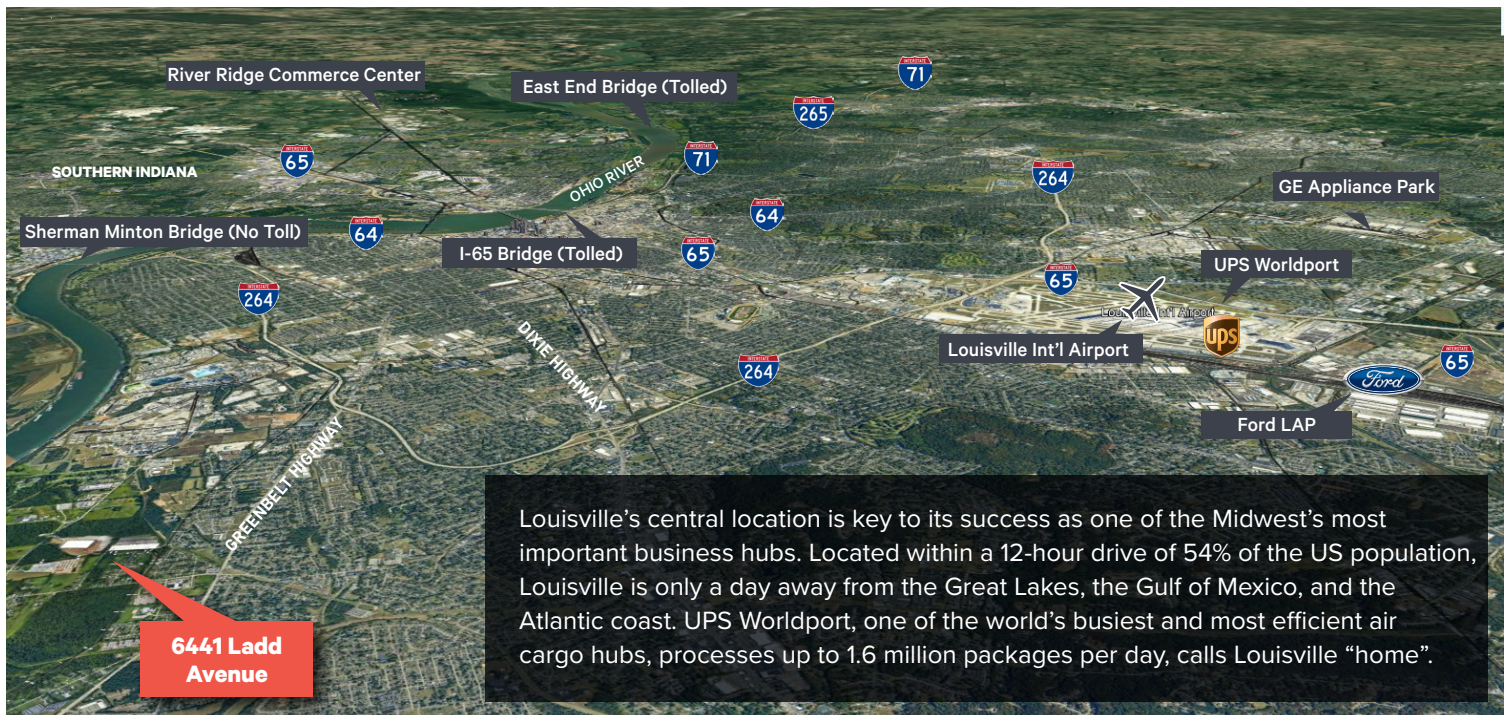
CBRE

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,*  
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*

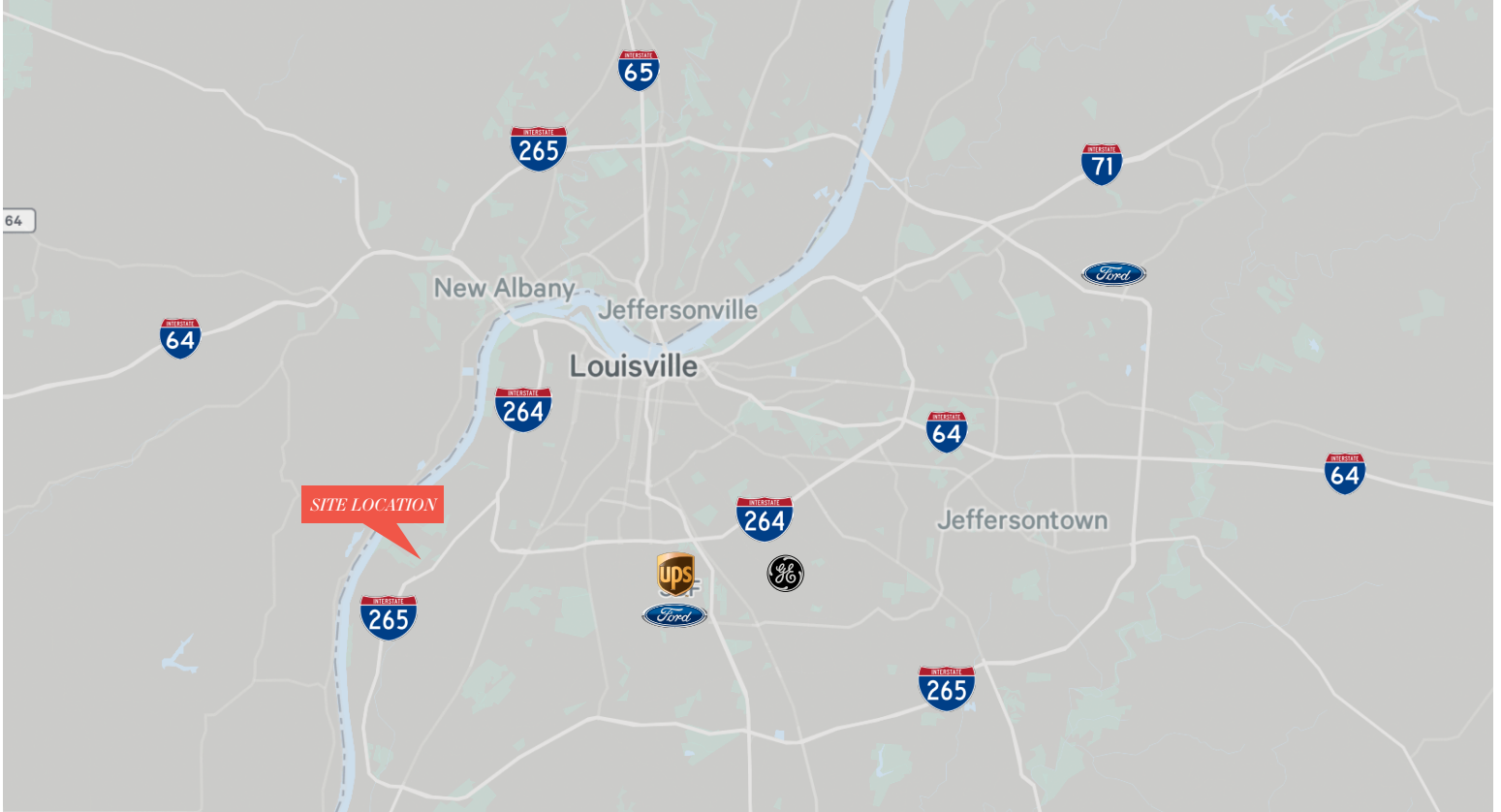
54%

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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