

1600 BERNHEIM LANE LOUISVILLE, KY 40210



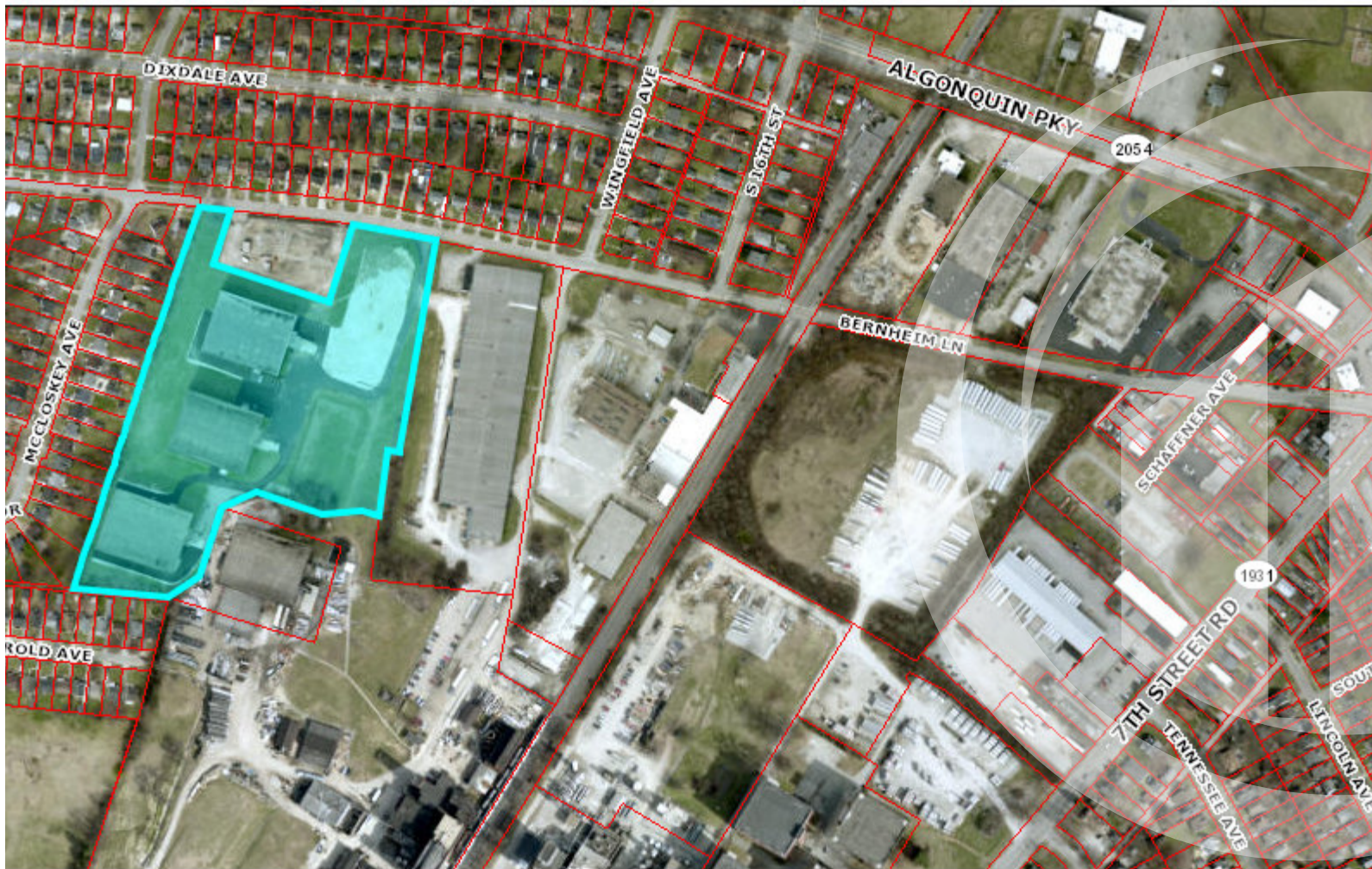
FOR SALE: \$4,750,000



INDUSTRIAL WAREHOUSE FACILITY FOR SALE

PROPERTY INFORMATION

Property Type:	Industrial Warehouse	Loading Docks:	2
Total Availability:	350,371 SF	Ceiling Height:	16' clear height
Total Land Size:	10.43 Acres	Power Supply:	Electric power is with 208/120 volt, 600 amp, three phase with 4 wire capacity
Stories:	4+ basement	HVAC:	Fully HVAC for office
Zoning:	EZ-1	Overhead Doors:	2
Sprinkler:	Fully Sprinkled - Wet		



Property Location

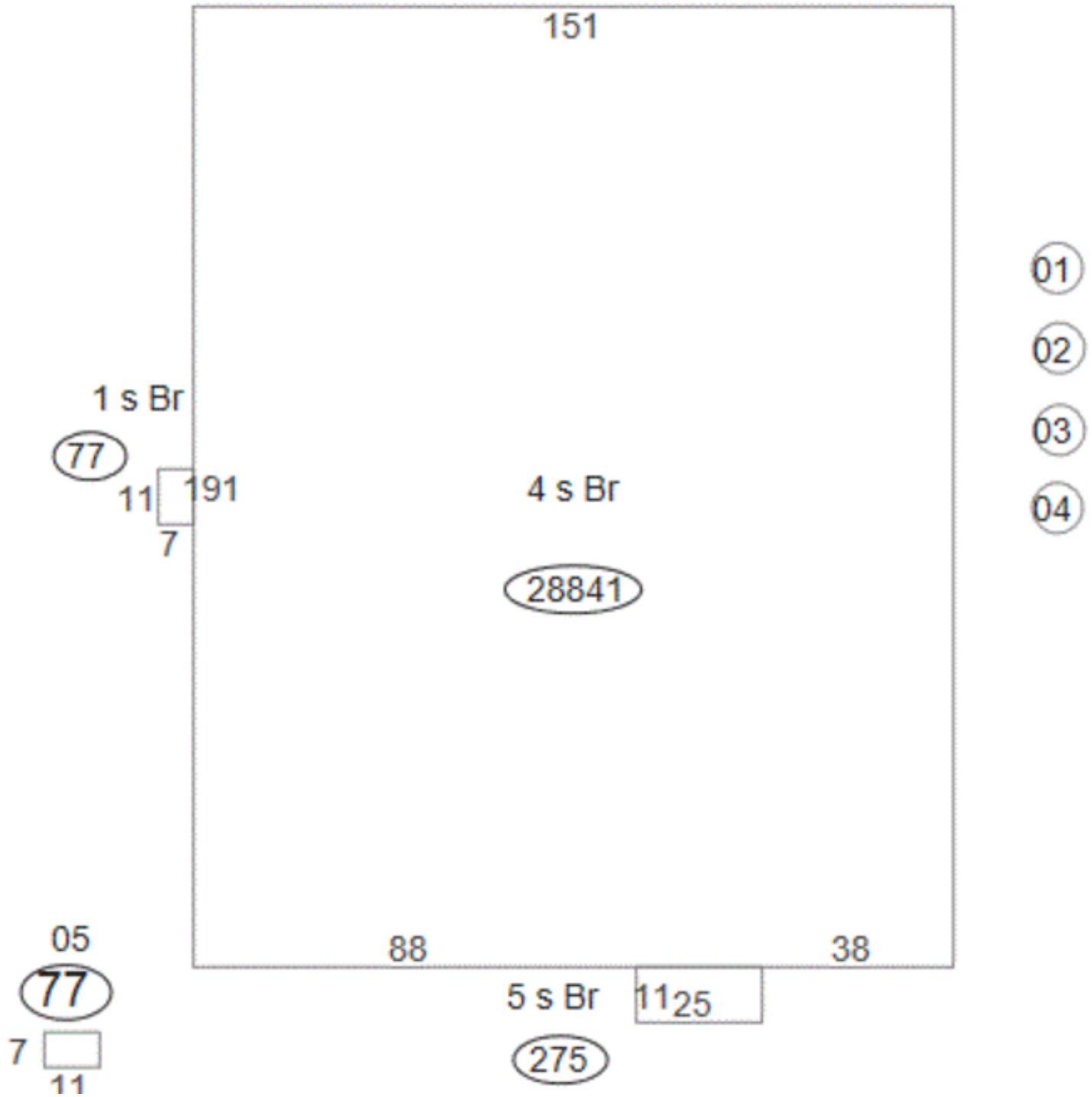
1600 Bernheim Lane in Louisville, KY is a commercial property with a rich history, originally constructed in 1933 as a whiskey barrel storage facility. The property includes three large buildings covering over 10 acres, with a total building area of approximately 350,400 square feet. The buildings are designed for industrial and warehouse use, featuring truck docks, elevators, and ample parking. One of the buildings has a newly renovated office space of around 1,400 square feet, with private offices, a kitchen, and a break room.

This location is strategically situated near major routes like I-264 and I-65, offering easy access to transportation and logistics hubs, making it ideal for industrial or storage purposes. The site has been used for various commercial purposes, including showrooms and mail order businesses.

EXTERIOR PHOTOS



BUILDING PLAN 1 - WAREHOUSE & STORAGE



PROPERTY FACT SHEET



1600 Bernheim Lane

Category	Checklist Item	Details/Description
Property Info	Address	1600 Bernheim Lane Louisville KY 40210
	Property Type	Industrial Warehouse Buildings
	Total Square Footage	Combined gross building area for all three buildings 350,371 Square Feet
	Lot Size	Total combined site area is 10.43 Acres (454,331 Square Feet of land)
	Zoning Classification	EZ-1
	Number of floors	4 + basement (all 3 buildings)
Building Features	Office Space	Office Space from 1,300-2,500 SF in multiple buildings- all located on ground level
	Loading Docks	2
	Column Spacing	17' x 17'
	Ceiling Height	16' within the warehouse areas
	Power Supply/Electric	Electric power is with 208/120 volt, 600 amp, three phase with 4 wire capacity
	HVAC System	HVAC to the office portion of the building is provided by a gas forced air furnace and central air conditioning unit. The warehouse areas have no permanent heat source.
	Overhead Doors	2
	Freight Elevator	Each building has a freight elevator that services all four floors
Exterior	Exterior of the buildings consists of masonry concrete & block exterior walls	
Site Features	Parking	Asphalt side parking. Landlord will designate "guest" and "employee" parking areas
	Security	Gated entrance with operator and fence around the property
	Accessibility	Conveniently located near major routes of I-264 and I-65, Dixie Hwy
	Sprinkler	Fully Sprinklered
Utilities	Water Supply	Readily available- Louisville MSD
	Sewer	Readily available- Louisville MSD
	Internet	Yes
Financials	Sale Price	\$4,750,000 cash to seller at closing
	Lease Rate	N/A- Owner/user sale
	Property Taxes	The 2022 tax assessed value is \$528,590 for Lot 206 and \$1,071,410 for Lot 208.(2022 Jefferson County Property Tax)
Legal/Compliance	Title Status	Available upon request by CORE Real Estate (listing broker)
	Environmental Reports	N/A
	Permits	N/A
Marketing	Photography	Provided by CORE Real Estate (listing broker)
	Virtual Tour	Available upon request by CORE Real Estate (listing broker)
Contacts	Exclusive Listing Broker	CORE Real Estate- Tyler Smith, C.CIM and Lee Weyland, C.CIM
	Showing Instructions	Contact Listing Broker- CORE Real Estate

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PROPERTY CONTACTS:

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ABOUT US

Founded in Louisville, KY, CORE Real Estate Partners utilize a data-driven approach to provide comprehensive and unique full-service solutions for our clients' real estate needs. CORE specializes in urban, near-urban areas and town-centers, for long term commercial real estate strategies and solutions.

Our collaborative approach attracts clients who understand and appreciate the benefits of long-term real estate investment to grow income producing assets. With more than 55 years of combined real estate experience in Louisville, we incorporate technology and entrepreneurship into our strategy to enhance the real estate investment results for our partners.

Learn more about this property and CORE Real Estate Partners at: core502.com