

FOR SALE
OR LEASE

[View the LDG Industrial website](#)

6451 Ladd Avenue

Louisville, Kentucky 40216

READY FOR OCCUPANCY!



PROPERTY FEATURES:

- + 16,150 - 32,300+/- SF
- + 1,200+/- SF spec office
- + 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: \$8.75/SF/YR, NNN
- + For Sale: \$5,300,000.00
- + Owner will consider a "rent to own" scenario



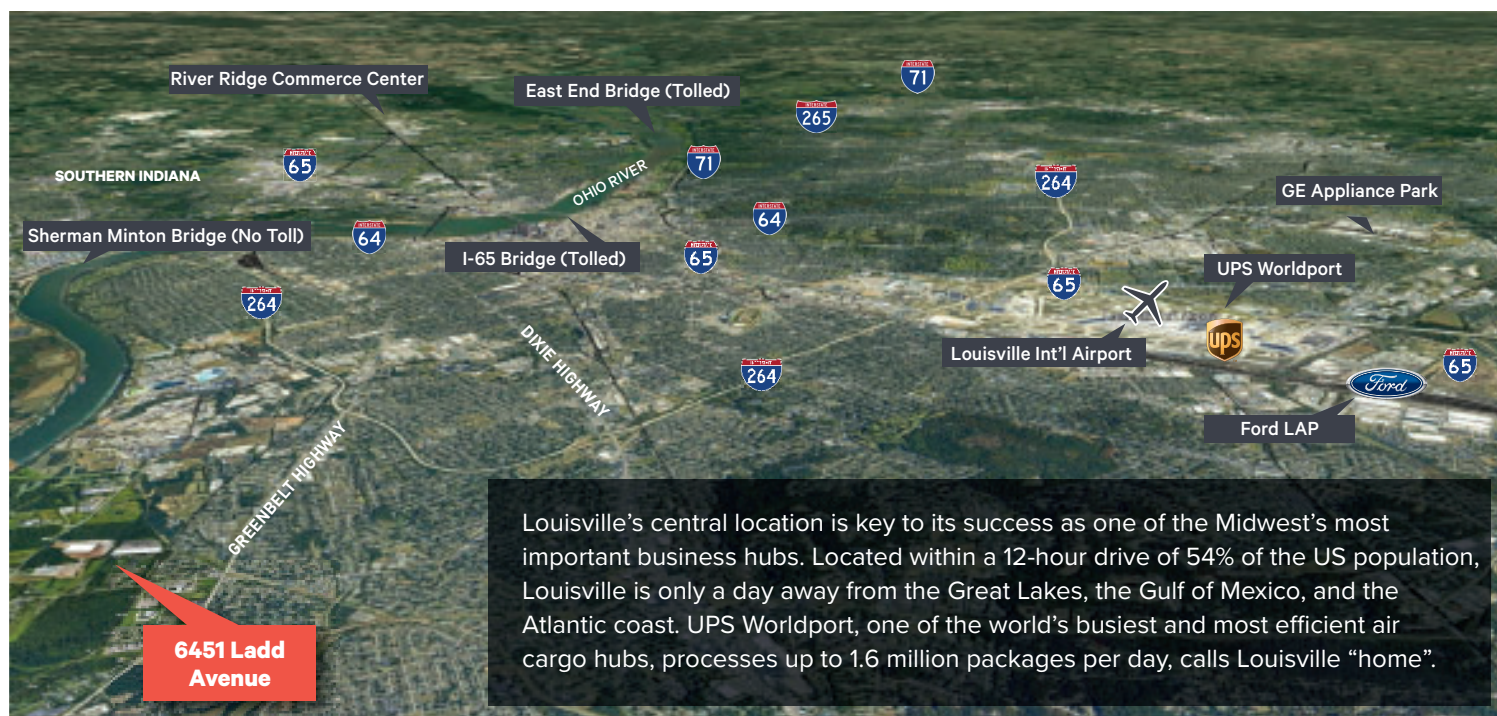
CBRE

6451 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	1,200+/- SF
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,
2022

#5

**IN METRO AREA
FOR ECONOMIC
DEVELOPMENT**
Site Selection Magazine,
2022

#5

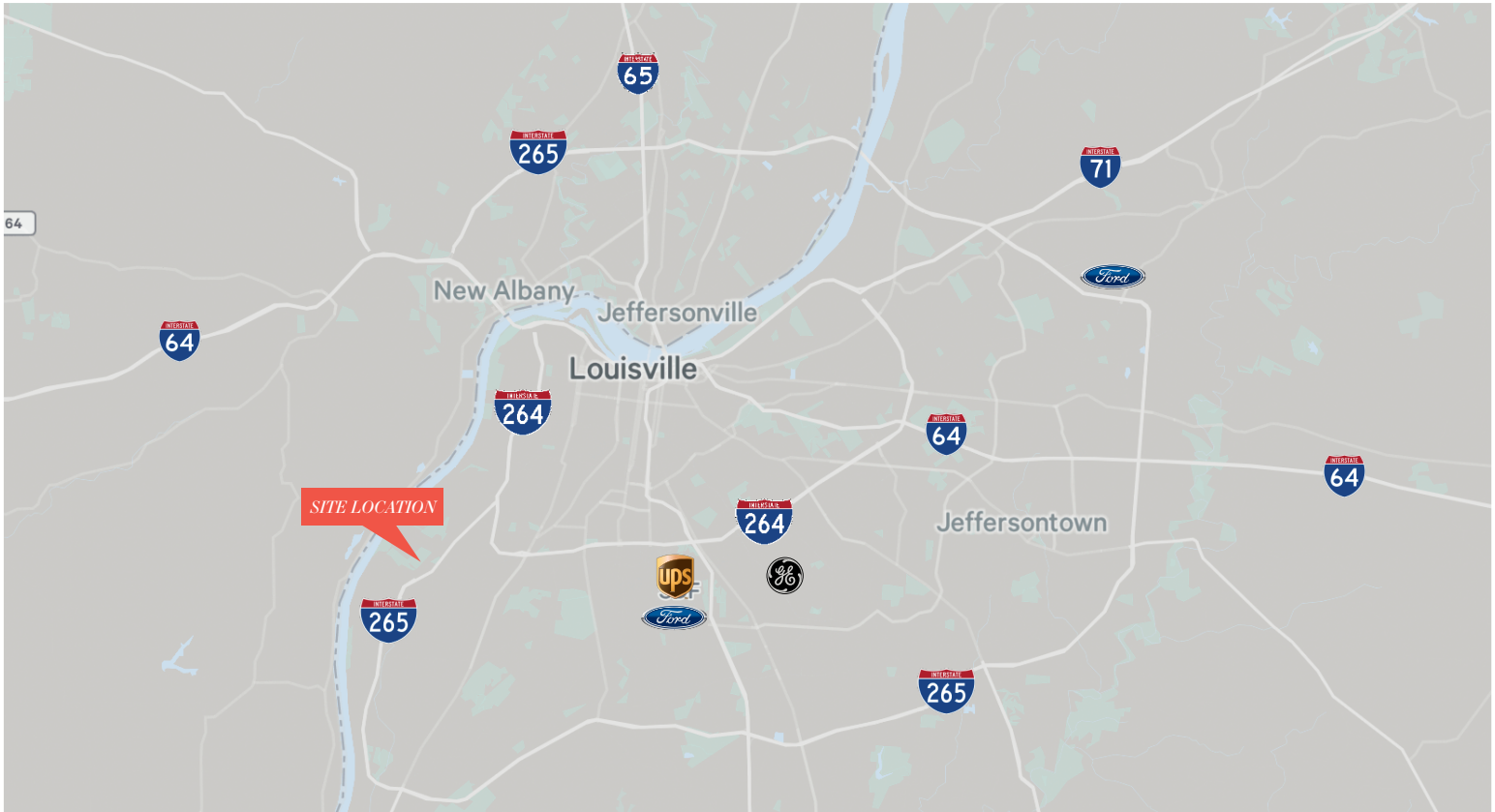
**BUSIEST CARGO
AIRPORT IN THE WORLD**
CNA TRAVEL
Airports Council
International, 2022

54%

**US POPULATION
WITHIN A 12-HOUR
DRIVE OF LOUISVILLE**
American Community
Survey 2022

82%

**US POPULATION
WITHIN A 24-HOUR
DRIVE OF LOUISVILLE**
American Community
Survey 2022



PLEASE CONTACT:



Doug Butcher, SIOR

Executive Vice President
+1 502 412 7641
doug.butcher@cbre.com



Alex Grove

Senior Associate
+1 502 412 7655
alex.grove@cbre.com

View the LDG Industrial website



LDG
INDUSTRIAL

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.