

**FOR SALE**

**50,340± SF AVAILABLE**



**8301 Cane Run Rd**

**LOUISVILLE, KY 40258**

**CBRE**



# Property Overview

8301 CANE RUN RD

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8301 Cane Run Road offers an opportunity to purchase within Louisville's Riverport Industrial market. This 50,340± SF facility is situated on 4.6 acres in an established business park, providing excellent access to major transportation hubs.

The site features 1,200 square feet of office space plus mezzanine storage and newly installed roof. Additionally, LED warehouse lighting, 24'-30' clear height, a large 2-inch water line with recycled water capabilities and 1,600 amps support a wide range of industrial requirements in a highly sought-after Industrial submarket.

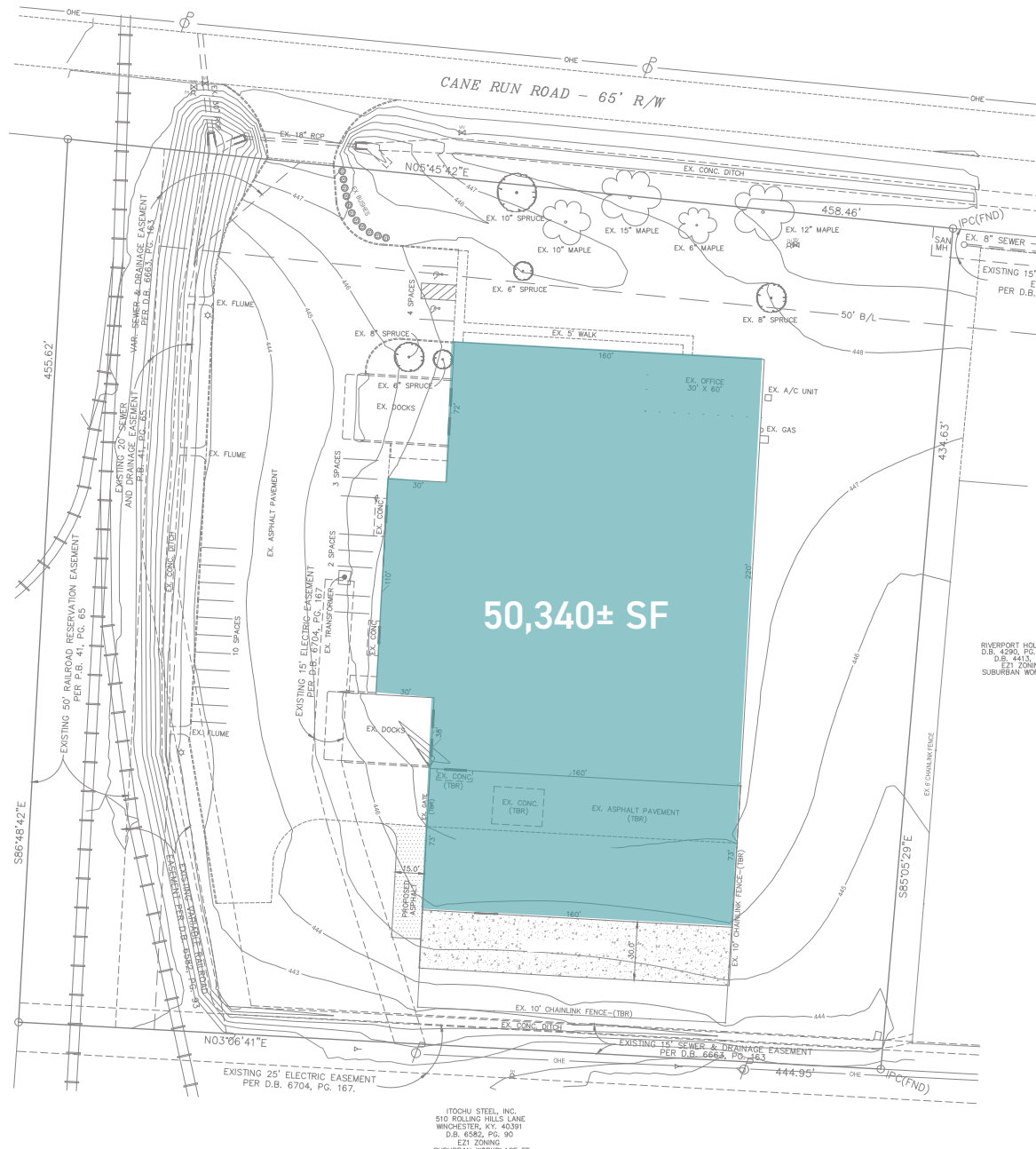
# Property Specs

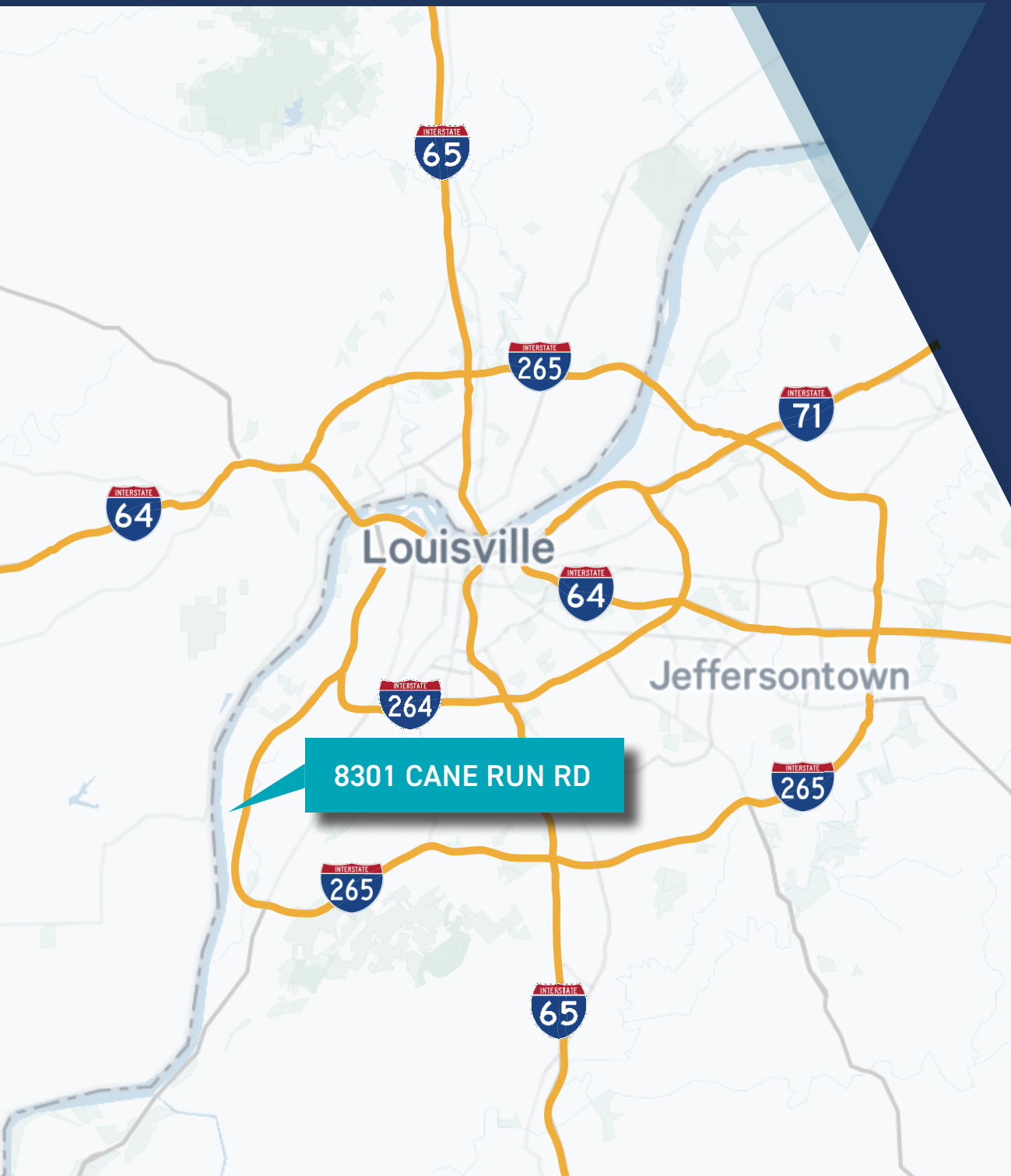
8301 CANE RUN RD

Warehouse Size	50,340± SF
Office SF	1,200± SF
Site Size	4.6± Acres, potential for exterior storage
Dock Doors	4
Drive-in Doors	2
Ceiling Height	24' - 30'
Floors	6" Concrete
Lighting	LED
Fire Protection	ESFR
Roof	Replaced in 2024
Mezzanine	Concrete flooring. Prepped for build out
Water	Recycled water, 2" water line
HVAC	Air conditioned office, heated warehouse
Power	1,600 Amps
Year Built	1996
Zoning	EZ-1
Sale Price	\$ 4,480,260.00



# Site Plan





# Property Location



**3.3**  
Miles to I-265



**7.2**  
Miles to I-264



**13.7**  
Miles to I-65



**15.5**  
Miles to Ford LAP



**15.5**  
Miles to UPS Worldport

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## CONTACTS

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