



FOR SALE

2962 WILSON AVE

Louisville, KY 40211



\$350,000

ASKING PRICE

11,364 SF

BUILDING SIZE

1.0565 AC

LOT SIZE

OVERVIEW



11,364 SF

Total Building Area



500 - 1,000 SF

Office Area



10,000+ SF

Warehouse Area



10.2' - 13.5'

Clear Height



3 (2 - 12' x 12', 1 - 12' x 10')

Drive-In Bays



None

Dock Doors



3-Phase

Power Supply



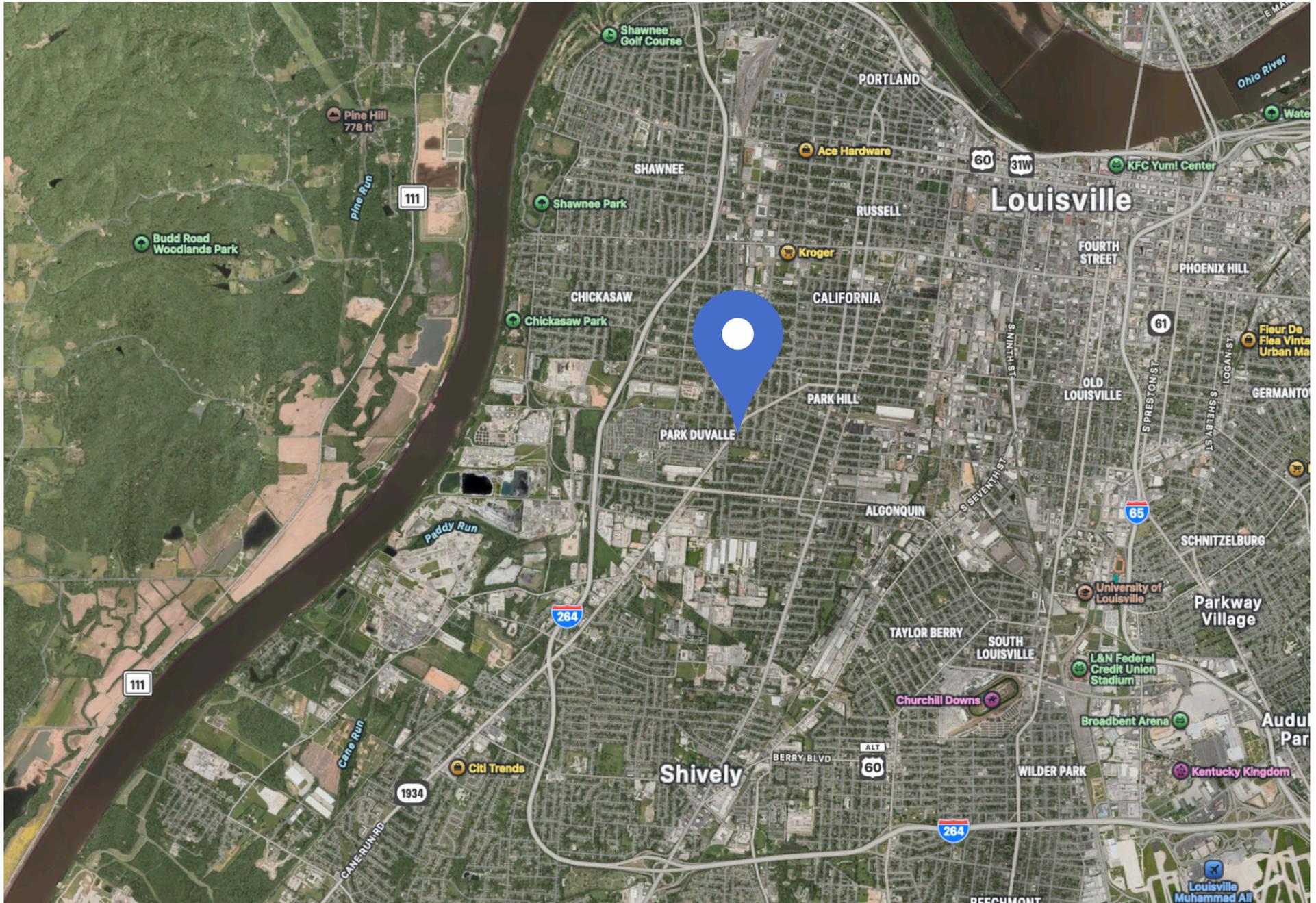
2962 Wilson Avenue presents a rare opportunity to acquire a functional industrial flex property in Louisville's urban industrial corridor. Situated on just over one acre and zoned M-2, the property is well positioned for a variety of industrial users including fabrication, light manufacturing, contractor operations, warehousing, or service-based businesses.

The ±11,364 square foot block building has been owner-occupied and maintained by a long-standing local manufacturing business. Originally constructed as two separate structures and later combined into one operation, the building offers flexibility for either a single user or a potential multi-tenant configuration. With three drive-in doors, three-phase electric service, and access to all major utilities, the property offers the foundational infrastructure required for a wide range of industrial operations.

SITE AERIAL



SITE LOCATION



INTERIOR IMAGES





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