



For Sale

**112,226 s.f. manufacturing / distribution facility on
2.8257 acres**

- 74,119 s.f. Floor 1; 37,107 s.f. Floor 2
- 2,161 s.f. office
- 733 South 12th Street truck docks with levelers
- Three 808 South 11th Street truck docks with levelers
- 720 s.f. covered shed with 2 docks, 2 levelers and a ramp
- One 18' x 14'; one 24' x 16'; one 12' x 16' and one 8' x 8' drive-in doors
- 21' - 24' clear height Floor 1; 10' clear height Floor 2
- One 17' x 18' and one 14' x 18' rail doors
- 50 surface parking spaces
- Two 144' long interior CSX rail sidings with concrete ramps
- Dry sprinkler
- One 15,000 lb. freight elevator
- 1" water service; 6" fire line; 12" main
- 1" medium pressure gas line; 4" main
- 800 Amps; 480 Volts; 3 Phase electrical service
- 3000 Amps; 240 Volts; 3 Phase electrical service
- One 6' x 8' interior scale
- One 10' x 70' exterior truck scale
- Louisville and Indiana rail service possible
- Fenced yard
- Three miles to I-64 and I-65
- Zoned EZ-1
- 2.8257 acres

**808 South 11th Street
Louisville, KY 40210**

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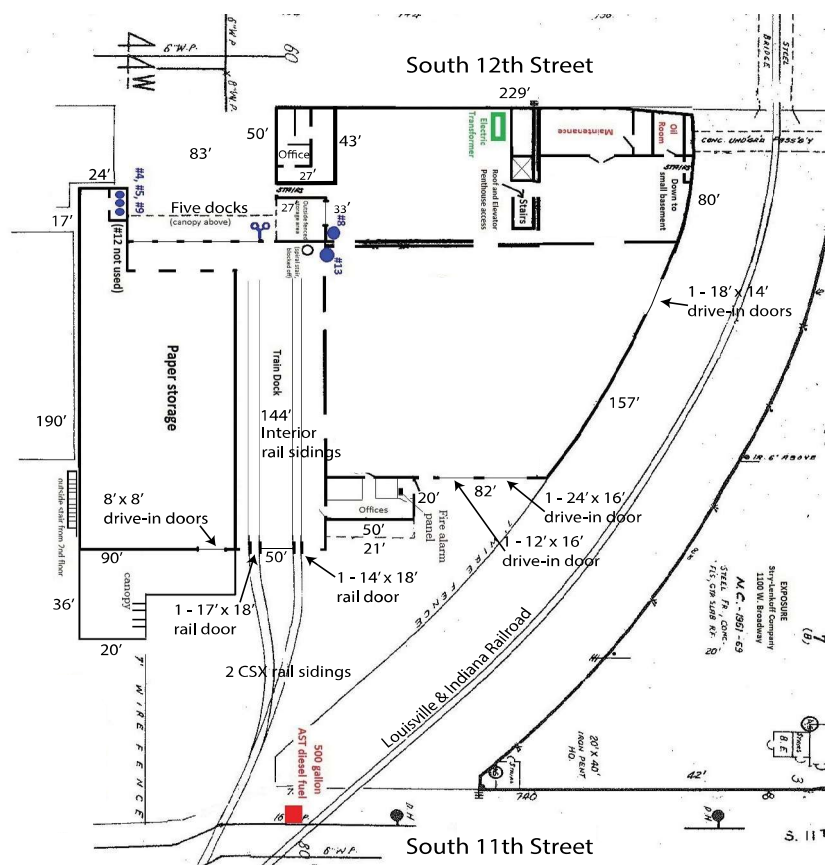
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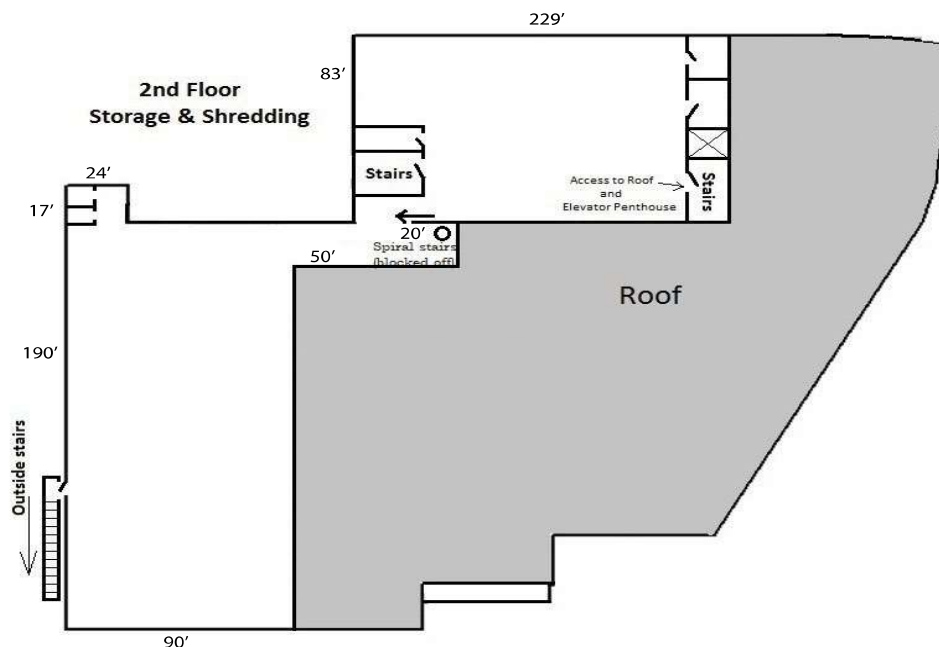
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First floor plan



Second floor plan



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**The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage.

