



# 1310 N. English Station Road

1310 N English Station Rd, Louisville, KY 40223



## Offering Summary

Lease Rate:	\$6.00 SF/yr (NNN)
Building Size:	11,900 SF
Available SF:	7,185 SF
Lot Size:	6 Acres
Number of Units:	1
Year Built:	2008
Renovated:	2011
Zoning:	M-2 Industrial
Market:	Louisville

## Property Overview

Warehouse storage space with one office. The space is served by one drive-in door and a short dock, ideally suited for box trucks. Due to the narrow parking area in front of the building this property cannot accommodate semi-tractor trailer deliveries. CAM, taxes and insurance = \$.88 per square foot

## Property Highlights

- Very clean office warehouse space located off the I-265 Old Henry Exit in Middletown.
- New LED lighting
- One 12 X 12 drive-in door with one dock two feet off the pavement
- Two restrooms
- One 120 +/- SF office
- Due to the narrow parking area in front of the building this property cannot accommodate semi-tractor trailer deliveries.

EXCLUSIVELY MARKETED BY

**WILL DUNCAN**

wduncan@duncancre.com

OFFICE: 502.292.5464

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150 Thierman Lane

Louisville, KY 40207

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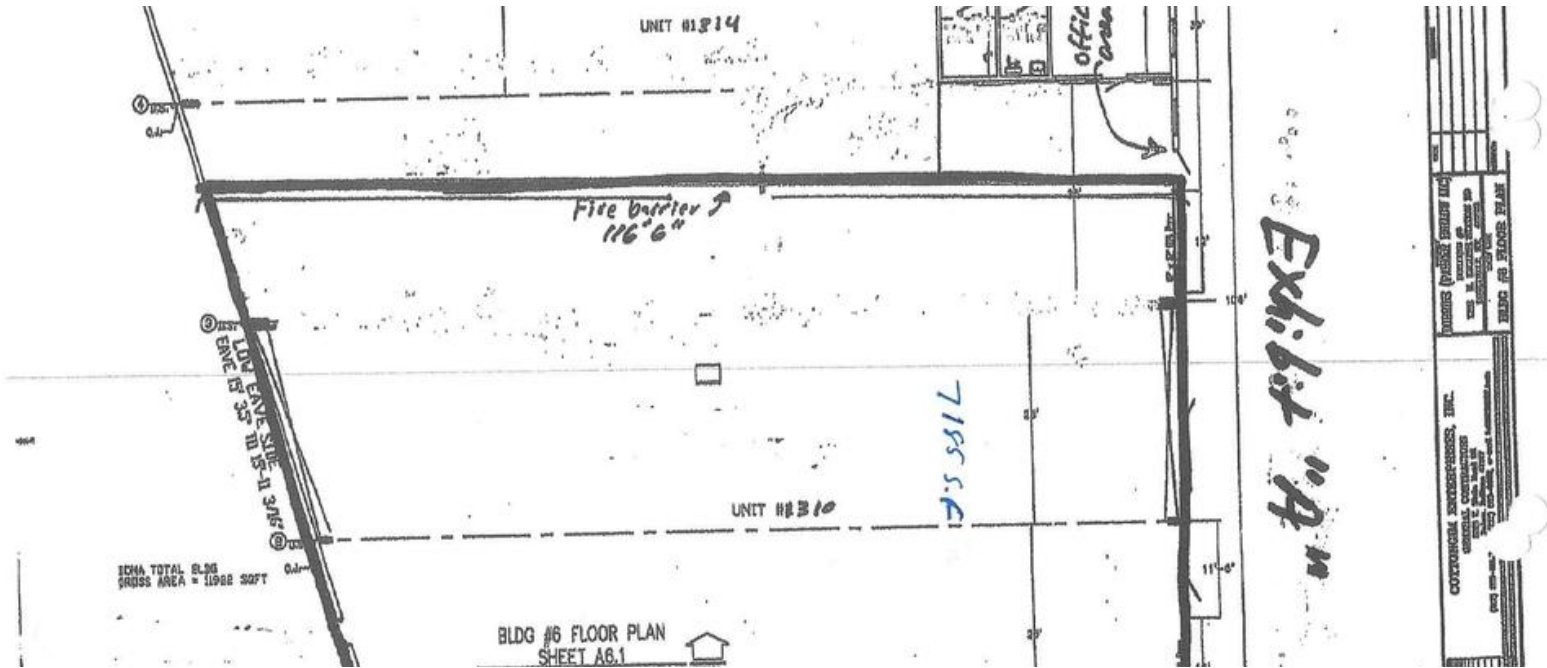


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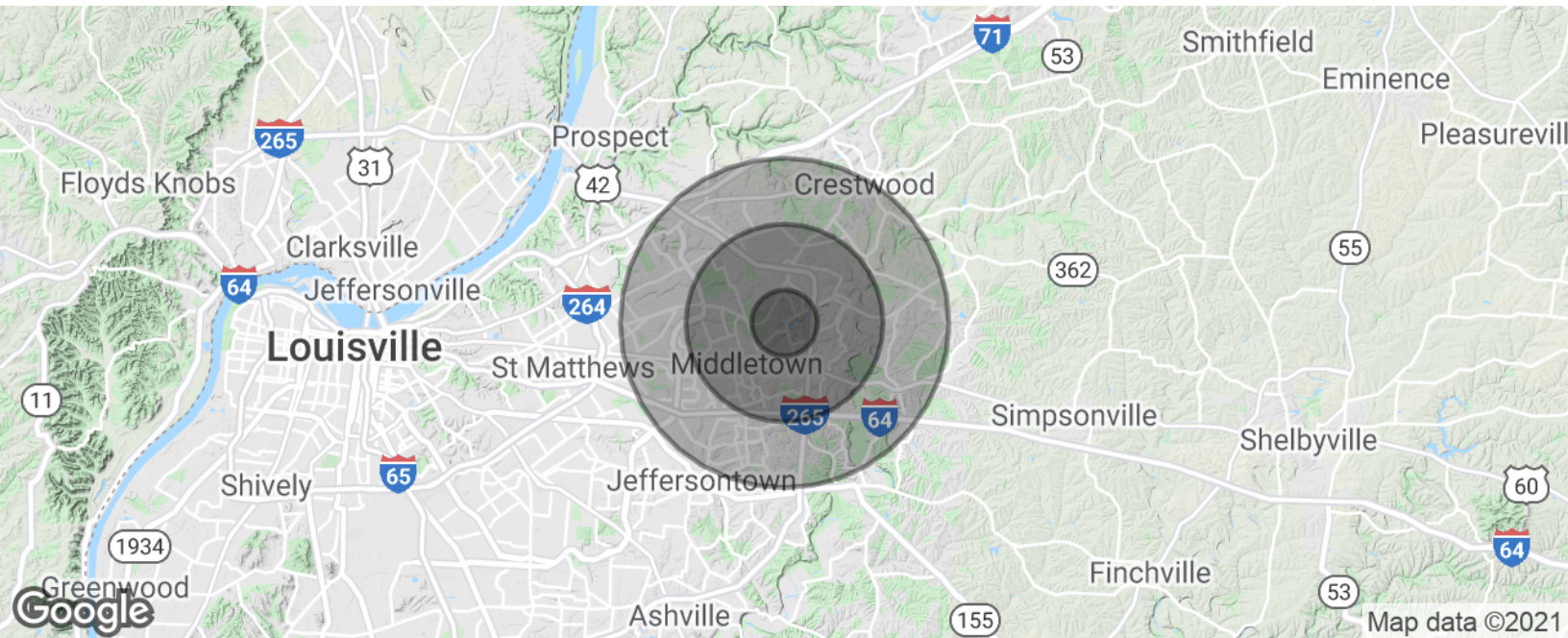


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<b>Population</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Population	3,348	41,481	114,225
Average age	43.0	40.7	39.4
Average age (Male)	42.2	39.2	37.8
Average age (Female)	44.0	41.5	40.6

<b>Households &amp; Income</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total households	1,312	16,528	45,757
# of persons per HH	2.6	2.5	2.5
Average HH income	\$112,375	\$103,698	\$93,475
Average house value	\$345,380	\$343,240	\$277,331

\* Demographic data derived from 2010 US Census

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