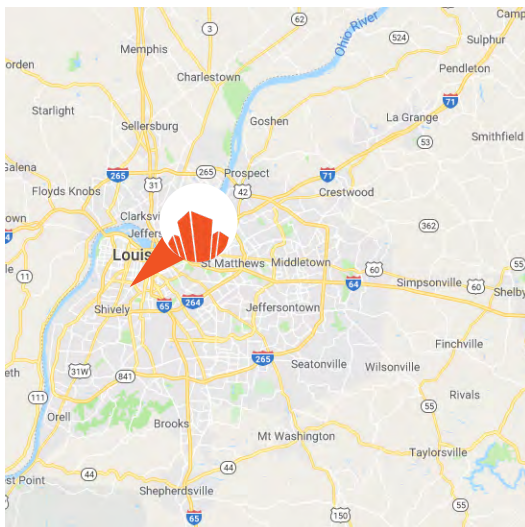




**INDUSTRIAL FOR SALE**

**1311-1313 BERNHEIM LN | LOUISVILLE, KY 40210**



**SALE PRICE: \$725,000**  
**UP TO 17,816 SF ±**

- 2 Industrial buildings for sale with a total of 17,816 SF on Bernheim Ln. Both buildings have been recently painted and are well maintained.
- Building 1 is 14,033 SF and is made up of 1,800 SF of office and 3 bays of warehouse space.
- Building 2 is 3,783 SF with 2 drive in doors and a small office in the front. Clear heights are 11'6".
- Zoned EZ-1 - Enterprise Zone District
- Built in 1953

**SETH EDENS, SIOR**  
502 454 5611  
SEEDENS@TRIOCPG.COM

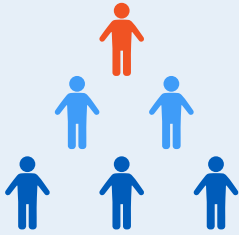
**JUSTIN BAKER**  
502 454 0911  
JBAKER@TRIOCPG.COM

# PHOTOS



# DEMOGRAPHICS

## POPULATION



1 MILE **15,591**  
3 MILES **132,129**  
5 MILES **248,915**

## HOUSEHOLDS



1 MILE **5,990**  
3 MILES **57,085**  
5 MILES **108,722**

## BUSINESSES



1 MILE **375**  
3 MILES **6,091**  
5 MILES **11,013**

## EMPLOYEES

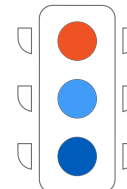


1 MILE **5,755**  
3 MILES **104,853**  
5 MILES **162,004**

## MEDIAN HOUSEHOLD INCOME



## TRAFFIC COUNTS



**ALGONQUIN PKWY**  
11,000 ADT  
**SEVENTH STREET RD.**  
20,000 ADT

