

**FOR SALE | LOUISVILLE**  
**105,151 SF**  
**Manufacturing/Distribution**  
**Building**

**3301 Dixie Highway**  
**Shively, Kentucky**



**FEATURES**

- 100,148 SF Manufacturing Area
- 5,003 SF of Offices
- One (1) Paducah & Louisville Rail Door
- 400 Amp, 240 Volt, 3 Phase
- 3/4" Water Line, 6" Fire Line
- 4" Medium Pressure Gas Line
- 6" Sewer Main
- 52 Parking Spaces
- Two (2) Miles From I-264
- One (1) Drive-In Door
- Fourteen (14) Docks, 12 Levelers
- 21' x 50' and 21' x 25' Column Spacings
- 15' - 23' Ceilings
- Fenced Property; Land for Expansion
- EZ-1 Zoning
- 8.07 Acres