

Stephen C. Gault Co.

Industrial Real Estate

FOR SALE

76,400 SF on 4.81 Total Acres

1458 S. Shelby Street Louisville, KY 40217

4 BLOCKS TO  VIA EAST BURNETT AVENUE



CRANE SERVED

Crane and loading information on other side

- Qualified Opportunity Zone location
- Includes 6,200 SF of first floor office (2nd story office areas not included in total SF)
- Main 3.53 AC parcel on Shelby Street zoned EZ-1
- Additional 1.28 acres located on Bland Street zoned M-2 Industrial

- Wet sprinkler system
- 16'-31' clear heights
- Concrete block and pre-engineered steel construction
- Heavy, well distributed electric service (277/480 v, 3 phase, 4 wire)
- Outdoor storage areas are surfaced and fenced

FOR MORE INFORMATION CONTACT:

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502-451-1122

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4 Cranes

Crane Rail #1: 200' x 50' with (2) 7.5 ton cranes, 20' hook heights

Crane Rail #2: 200' x 54' with a 10 ton crane, 21' hook height

over (2) interior docks with edge of dock levelers -45' depth

Crane Rail #3: 21' x 20' with a 7.5 ton crane, 12' hook height

5 drive-in doors

(2) 12' x 12' (1) 12' X16'
(1) 12' X 20' (1) 14' X 20'

9 dock high positions

(5) Standard 48" docks with 9' x 10' doors
(2) interior docks- 45' depth
(2) interior docks- 25' depth

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