



FOR SALE

Trucking Business for Sale

325 Stephen Boone Court, Louisville, KY 40214

eXp Commercial | 2303 Hurstbourne Village Dr Ste 300 | Louisville, KY 40299 |

Senad Veletanlic

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325 Stephen Boone Court, Louisville, KY 40214

PROPERTY INFORMATION

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eXp Commercial, LLC, a Delaware limited liability company operates a commercial real estate business and is an affiliate ("Affiliate") of eXp World Holdings, Inc., a Delaware corporation (together with its subsidiaries and Affiliate, "eXp"). eXp and the reported owner(s) ("Owner(s)") of the property referenced herein ("Property") present this Confidential Offering Memorandum ("Memorandum") to assist the recipient(s) ("You" or "Your") in evaluating the Property and it is intended solely for Your limited use in determining whether you desire to acquire the Property. This Memorandum contains a brief summary of selected information pertaining to the Property and should not be considered all-inclusive or permanent. The information in this Memorandum has been obtained from sources believed to be reliable, t however, eXp has not verified it and neither Owner(s) nor eXp make any guaranty, warranty or representation, express or implied, as to the accuracy or completeness of this Memorandum or the information contained herein.

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It is highly recommended that You independently verify each item of information contained in this Memorandum and have the same reviewed by your tax accountant, investment advisor, and/or legal counsel. This Memorandum and any ongoing or future communications You may have with eXp and/or Owner(s) and its and their respective officers, brokers, agents, affiliates or employees regarding this Memorandum or the Property does not in any way constitute or convey any guaranty, warranty or representation, express or implied, or legal, investment or tax advice to You. All assumptions, projections, estimates and/or opinions expressed or implied in this Memorandum are provided as examples only and all information is subject to change, error, omissions and/or withdrawal without notice. Any references in the Memorandum to boundary, area, height, acreage, building or premises size or square footage are approximations only and should be independently verified by You. Any references in the Memorandum to any lease or tenant information, including and without limitation to the premises, rental rates, rent escalations, common area expenses, percentage rents and lease maturities should be independently verified by You. You should conduct your own investigations and due diligence of the Property, including without limitation to environmental and physical condition inspections and reach your own conclusions regarding the suitability of the Property for investment.

eXp and Owner(s) assume no responsibility for the accuracy or completeness of any information contained in this Memorandum. eXp and Owner(s) expressly disclaim any implied or expressed warranties of merchantability, fitness for a particular purpose or non- infringement of intellectual property relating to this Memorandum. In no event shall eXp or Owner(s), and its and their respective officers, brokers, agents, affiliates or employees, be liable for any damages resulting from the reliance on or use of any information in this Memorandum, including but not limited to direct, special, indirect, consequential or incidental damages.

By accepting receipt of this Memorandum, You agree to the following: (a) This Memorandum is of a highly confidential nature; it will be held in the strictest confidence and shall be returned to eXp upon request; (b) You will not contact any property manager, contractor, employee or tenant of the Property regarding the Property or this Memorandum, without prior approval of eXp or Owner(s); and (c) You understand and agree that Affiliate represents Owner(s) and not You and (iv) this Memorandum and the information contained herein shall not be used by You in any way that is detrimental to Owner(s), or eXp. Neither eXp nor Owner(s) shall have any obligation to pay any commission, finder's fee, or any other compensation to any Broker, Agent or other person. You may provide information to persons retained by You to evaluate the Property only after first obtaining a signed Confidentiality Agreement from such persons and providing a copy of such agreement to eXp via email at legal@exprealty.net.

The Owner(s) shall have no legal commitment or obligation to You or any person(s) or entity reviewing this Memorandum or making an offer to purchase, lease, or finance the Property unless and until written agreement(s) for the purchase or finance of the Property are considered satisfactory to Owner(s) in its sole and absolute discretion and have been fully executed, delivered, and approved by the Owner(s) and any conditions to the Owner's obligations therein have been fully satisfied or waived.

The Owner(s) expressly reserves the right, at its sole and absolute discretion, to reject any or all expressions of interest or offers to purchase or lease the Property, and/or to terminate discussion with You or any other person or entity at any time with or without notice, which may or may not arise as a result of review of the Memorandum.

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PROPERTY INFORMATION

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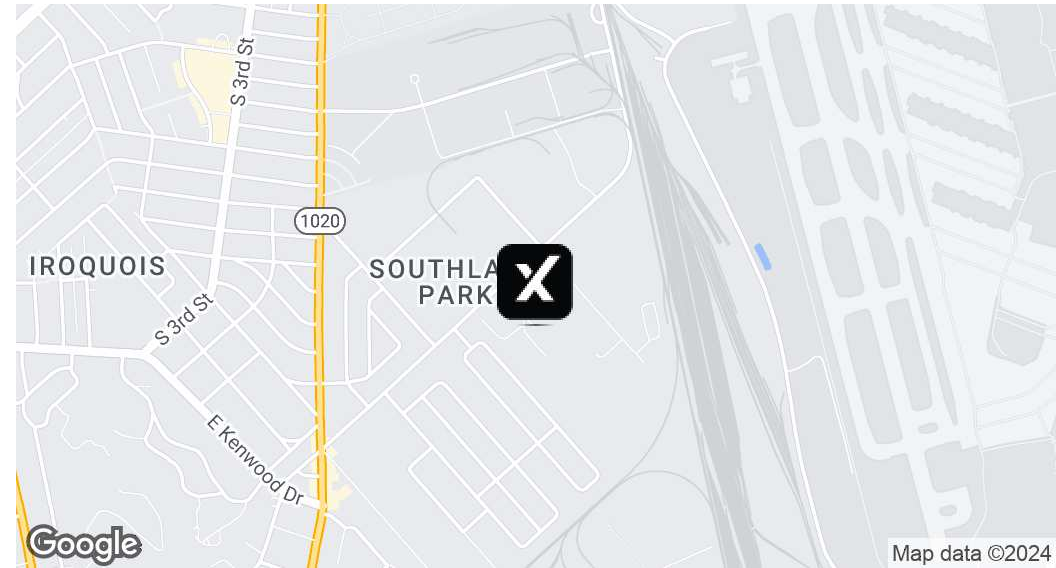
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FOR SALE | Executive Summary

325 Stephen Boone Court, Louisville, KY 40214



Offering Summary

Sale Price:	\$7,358,948
Building Size:	14,700 SF
Lot Size:	5.4 Acres
Price / SF:	\$500.61
Year Built:	1958/1970
Renovated:	2014
Zoning:	EZ1
Market:	Louisville

Property Overview

Trucking Business with Buildings and Yard for Sale!

Core Business Activities: DNR Expedite specializes in long-distance, general freight truckload (TL) trucking, with a focus on serving the automotive industry. While its core business primarily revolves around TL shipments, the company remains flexible by also handling less than truckload (LTL) shipments when needed. Leveraging direct contracts with major automotive players, DNR Expedite CO ensures reliable transportation services and maintains competitiveness by tapping into the spot freight market when necessary. With a commitment to efficiency and customer satisfaction, DNR Expedite CO stands as a trusted partner in the transportation industry, offering tailored solutions to meet diverse freight needs.

Property Highlights

- 315 Stephen Boone Ct, Louisville, Ky 40214
- 3.0625 Acres
- 5,600 Sf of Service/Work Shop

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FOR SALE | Property Description

325 Stephen Boone Court, Louisville, KY 40214



Property Description

Trucking Business with Buildings and Yard for Sale!

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Location Description

Location: Strategically positioned near the Louisville International Airport and major customers, enabling quick and convenient access to key transportation routes.

Workshop Facilities: On-site workshop facilities for tractor and trailer repairs, ensuring that equipment is always well-maintained and operational.

Parking: Ample parking space for equipment, providing a secure and organized area for storage when not in use.

Warehouse: A warehouse on-site, currently underutilized, presents an opportunity for cross docking, storage

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FOR SALE | Complete Highlights

325 Stephen Boone Court, Louisville, KY 40214



Property Highlights

- 315 Stephen Boone Ct, Louisville, Ky 40214
- 3.0625 Acres
- 5,600 Sf of Service/Work Shop
- 7 Bays, 14ft Door Height
- 2,500 Sf of Office Space
- Built in 1958
- Roof - Replaced in 2014
- Hvac - Replaced in 2022
- Plumbing
- Electrical
- Fire Suppression
- No Environmental Surveys
- Graveled Lot
- 6320 Strawberry Ln, Louisville, Ky 40214
- 2.3571 Acres
- 6,600 Sf Warehouse
- 3 Docks
- 2 Offices
- 3 Bathrooms
- No a/c in Warehouse

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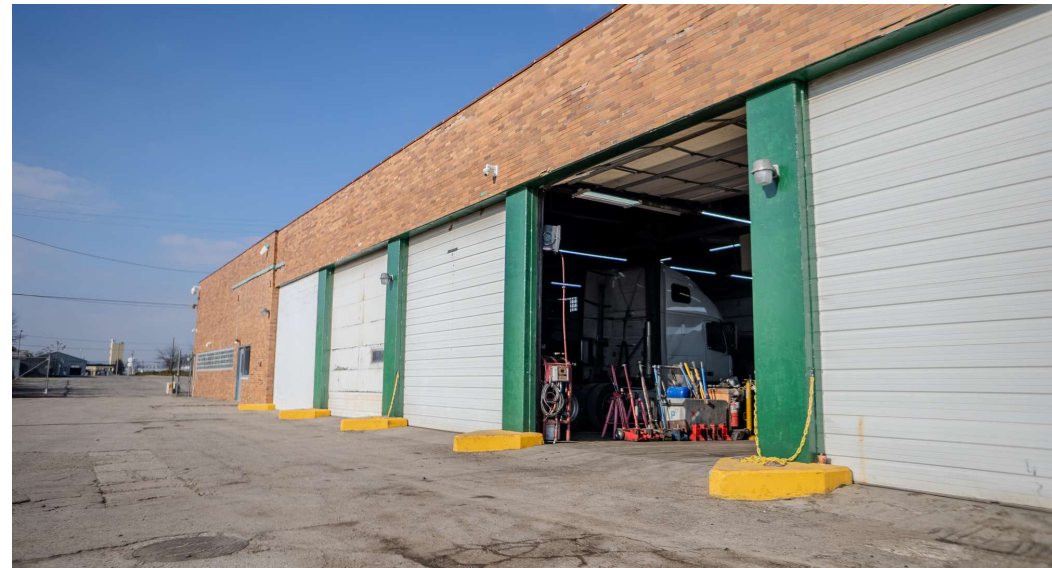
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FOR SALE | Additional Photos

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LOCATION INFORMATION

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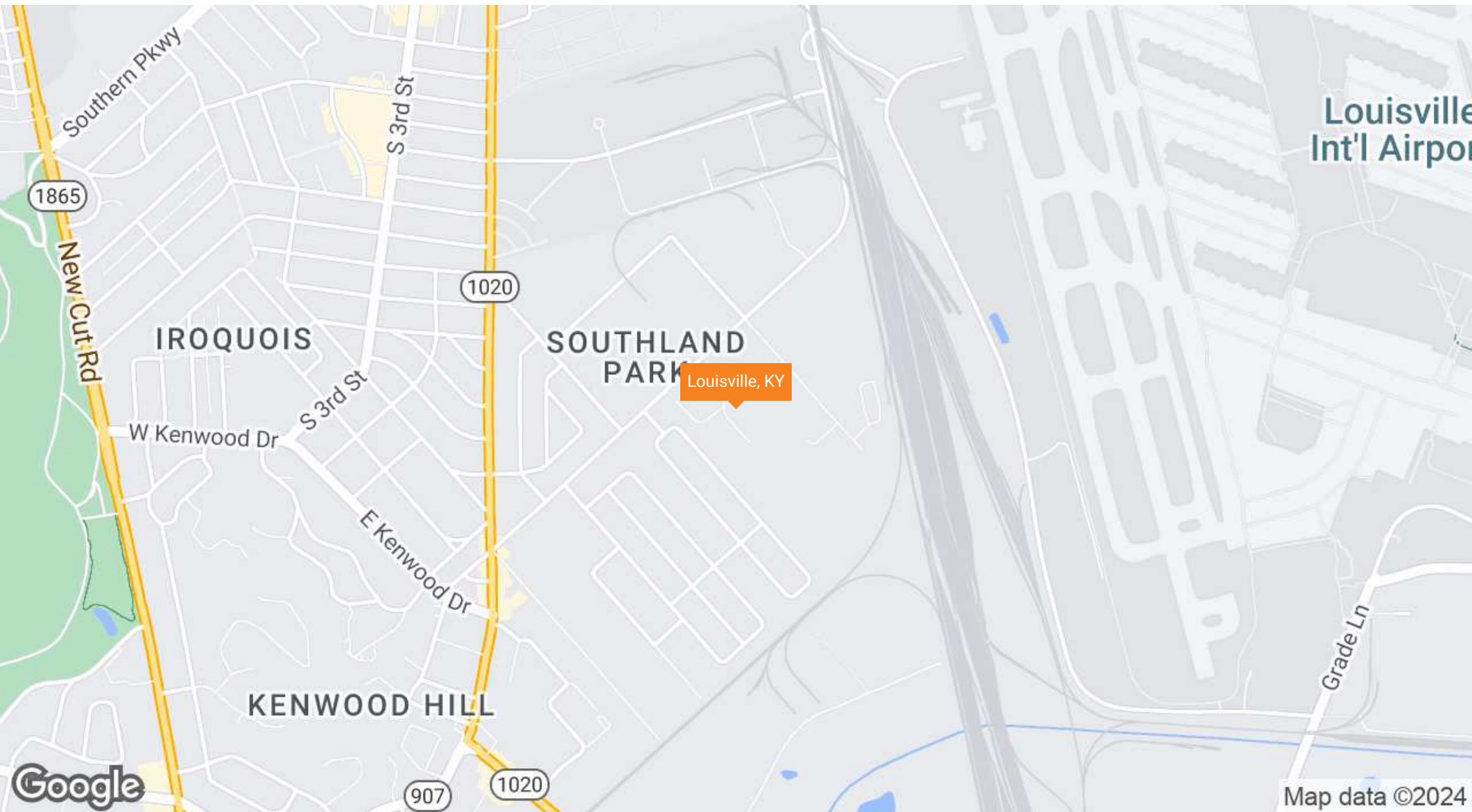
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FOR SALE | Regional Map

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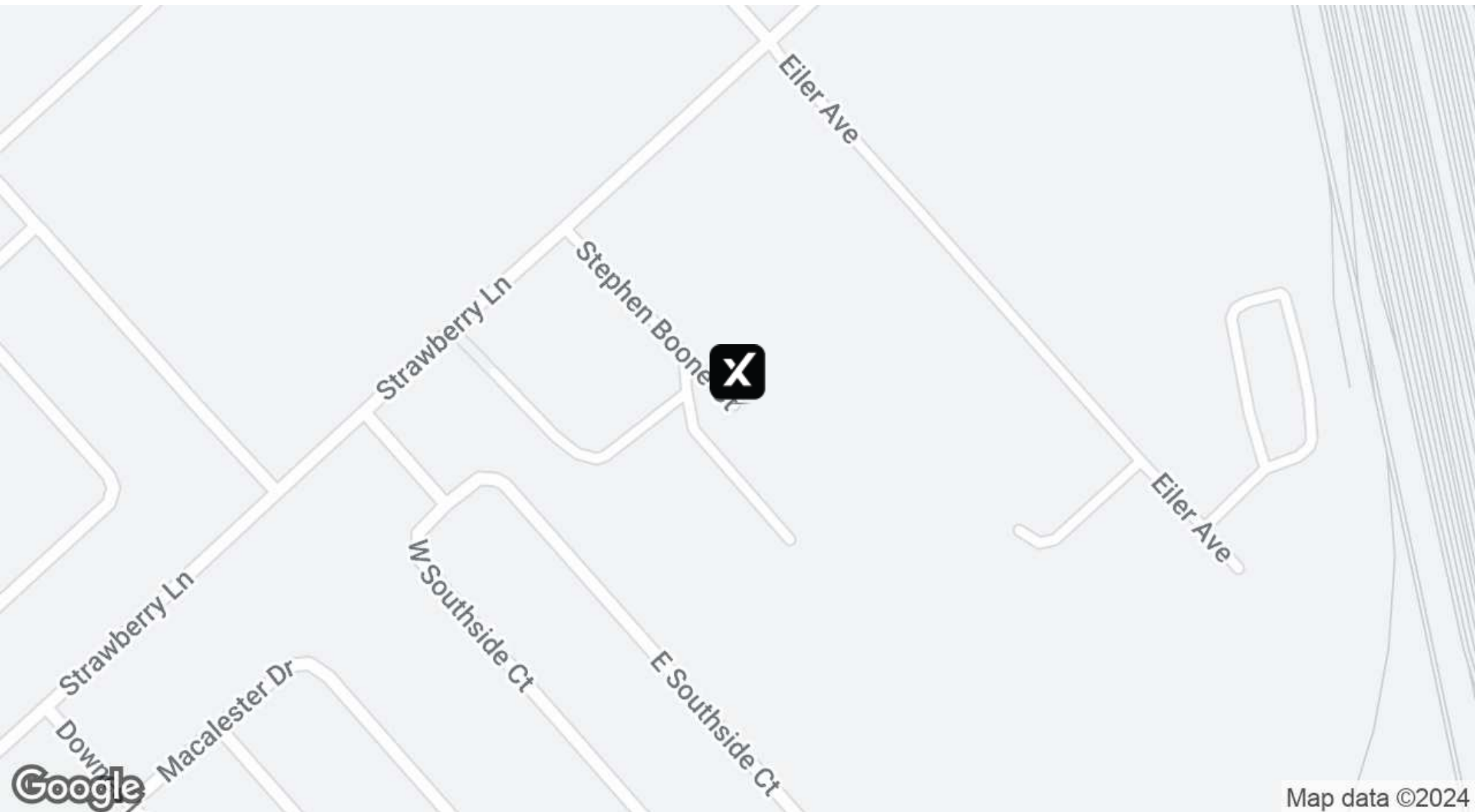
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FOR SALE | Location Map

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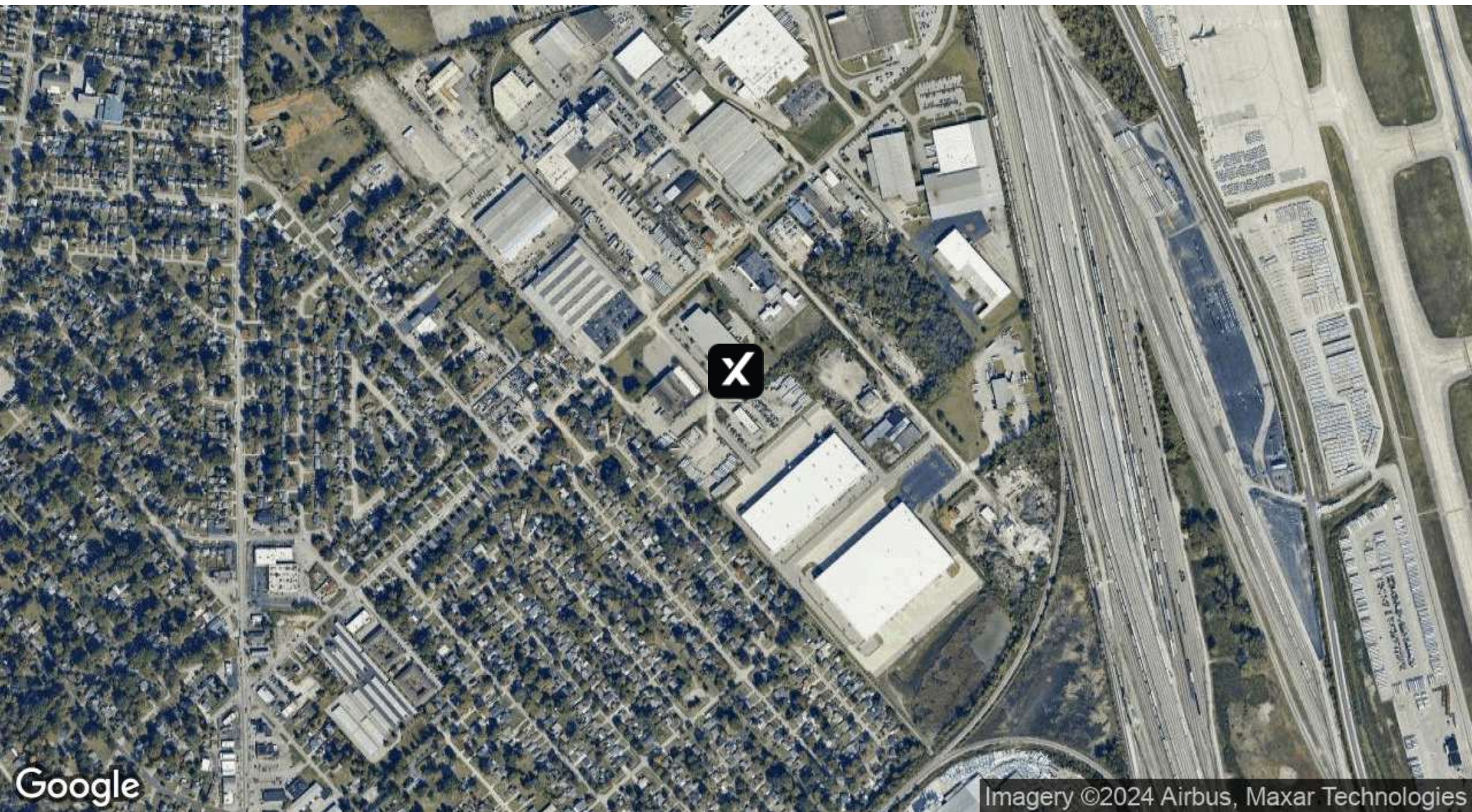
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FOR SALE | Aerial Map

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FINANCIAL ANALYSIS

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FOR SALE

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Financial Summary

325 Stephen Boone Court, Louisville, KY 40214

Investment Overview

Price	\$7,358,949
Price per SF	\$501

Operating Data

Financing Data

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DEMOGRAPHICS

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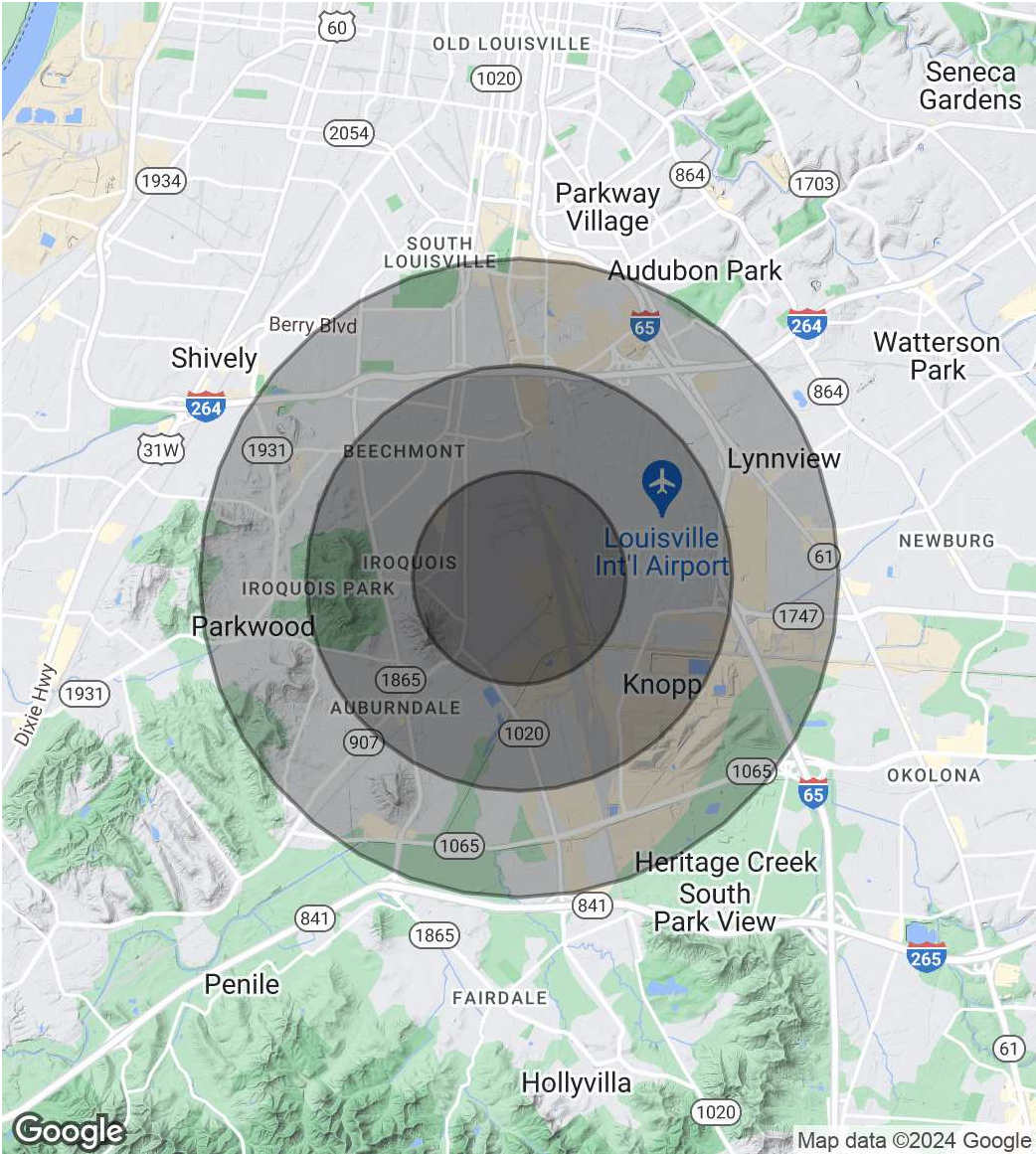
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FOR SALE | Demographics Map & Report

325 Stephen Boone Court, Louisville, KY 40214

Population	1 Mile	2 Miles	3 Miles
Total Population	6,771	28,211	66,532
Average Age	33.2	37.3	36.6
Average Age (Male)	33.6	36.8	35.6
Average Age (Female)	31.9	37.9	37.1
Households & Income	1 Mile	2 Miles	3 Miles
Total Households	2,664	12,366	28,580
# of Persons per HH	2.5	2.3	2.3
Average HH Income	\$45,928	\$51,784	\$51,194
Average House Value	\$109,301	\$120,360	\$115,051

2020 American Community Survey (ACS)



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ADVISOR BIOS

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FOR SALE | Advisor Bio 1

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Senad Veletanlic

COMMERCIAL AND BUSINESS BROKER ADVISOR

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Professional Background

Senad has completed several degrees and certifications including a bachelor's degree and MBA at Western Kentucky University, as well as a Certificate of Business Excellence from Vanderbilt University. He began his journey in real estate in 2002, becoming licensed in the state of Kentucky, and has since expanded his expertise by obtaining his broker's license in 2021. In 2018, Senad took the opportunity to receive a licenses in Tennessee, Georgia and Florida—a state he visits frequently! He has continued to be successful in assisting clients in all four markets.

Not only does Senad have extensive experience from being an agent and a broker, but early in his career he began by remodeling homes. In 2008, Senad received the Jean Thomason Historic Home award for his work preserving a nearly 130 year old home in downtown Bowling Green, KY. In more recent years, Senad has transitioned to the new construction industry, building new, beautiful residential homes in Bowling Green. All of these experiences combined have given Senad a unique perspective which allow him to tailor to any client's needs.

Outside of real estate, Senad maintains his entrepreneurial spirit through leading his logistics company, Piccolo Inc. In his personal time, Senad enjoys spending time with his two granddaughters, enjoying a coffee on his back deck, and of course a trip to sunny Panama City Beach!

Education

Hotel, Restaurant, Tourism Management and Minor in International Business, Western Kentucky University
Masters of Business Administration , Western Kentucky University

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