

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,495,000
BUILDING SIZE:	9,186 SF
LOT SIZE:	1.9 Acres
PRICE / SF:	\$162.75
ZONING:	Commercial
MARKET:	Shepherdsville
SUBMARKET:	Hardin County
APN:	035-000-00-028B

PROPERTY OVERVIEW

What a tremendous location with incredible visibility along I-65, the major north/south corridor through this region. And also, directly across the highway from the brand new, \$78 million dollar UofL Health South Hospital.

This property consists of three separate buildings, all with equal and exceptional exposure on I-65.

1409 East Blue Lick Road is a 5,600 Square Foot Building with approximately 3,200 Square Feet of office space and 2,400 Square Feet of Warehouse space on 2 floors. The building is free span, and could be turned into nothing but warehouse space with much smaller office space. there are 11 parking spaces in front, and a large, fenced in concrete hard behind the building. There are two large garage doors at ground level and another garage door on the second floor for loading and unloading with a forklift.

1419 Blue Lick Road is a 1,750 Square Foot building with two offices in the front and heated warehouse space in the rear with a large garage door.

1435 East Blue Lick Road is a 1,836 Square Foot office space with a two car garage. This property has a large side lot right along I-65 giving tremendous visibility, whether it is for signage or selling equipment.

3% Commission Available to Broker representing a Buyer who closes this property.

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