

**WAREHOUSE / LOGISTICS FACILITY**  
**Louisville's Central Business District**



**667 ARMORY PLACE**  
**LOUISVILLE, KY 40202**

## PROPERTY DESCRIPTION

Address	667 Armory Place Louisville, KY 40202
Year Built	2001
Total Square Footage	135,785
Mezzanine Level Square Footage	29,997
Total Land Square Footage (Est)	3.81 acres
Ceiling Heights	20 to 70 feet
Docks	5
Opportunity Zone	Yes
Zoning	C-3

The warehouse property is currently connected to a larger 579,300 square foot office and warehouse property. Of that total, 104,600 square feet is below grade. Currently, the office and warehouse properties are connected but separating major components is structurally viable.

The warehouse / distribution property faces Broadway at 5th Street and has ingress/ egress off of both 5th and 6th streets in Louisville's CBD.

Formerly used for newspaper production, this property can be repurposed as warehouse and distribution space.

## PROPERTY FEATURES

Available Space	135,785 square feet
Office Area	29,997 square feet mezzanine level office and storage
Site	3.81 acres estimated
Clear Height	20 feet to 70 feet
Dock Doors	5 dock doors on the southern exposure. 9'x10' with levelers and seals
Car Parking	TBD - Additional parking lots on the south side of Broadway
Truck Court	TBD



WAREHOUSE AREA

## PROPERTY FEATURES

Column Spacing	See floor plans
Building Dimensions	See floor plans
Lighting	T-8, LED
Power	At 651 S 6th Street: Five 1000 kVa network transformers (120/208 volt) fed by Network circuits Magazine 1332, 1333, 1334, 1335, 1336. and back up 1000 kVa transformer fed by Waterside 1319.  At 640 S 5th Street: Five 1500 kVa network transformers (277/480 volt) fed from Magazine network circuits.
Fire Suppression	Wet-pipe automatic sprinklers are in place. GPM of 0.17 per 2,640 square feet. Water supplied via sprinkler line from the municipal main fitted with flow and tamper switches and backflow prevention device. The loading dock area is equipped with dry-pipe sprinklers.
Heat	Two hot water boilers
Cooling	Two chillers, neither operational,  One cooling tower, not operational,  Multiple air handler systems
Foundation	Foundations consist of conventional concrete spread footing system with strip footings supporting perimeter walls and isolated spread footings at interior bearing locations with a reinforced-concrete slab.
Construction	Reinforced concrete and steel columns and joists. Limited areas of load-bearing concrete masonry unit perimeter walls with conventional interior steel columns are also observed. The roof is mostly constructed with reinforced concrete slabs, but open web joists and steel columns are also observed at some areas that were constructed after 1947.  The exterior walls of the site building consist of a combination of exterior insulation and finish systems, unpainted brick, painted concreted masonry and factory finished metal siding.
Floor	Poured concrete
Roof	Combination of ballasted EPDM, BUR, rolled asphalt and standing seam metal
Zoning	C-3
Water	Louisville Water Company
Gas/Electric	Louisville Gas & Electric
Sewer	Metropolitan Sewer District

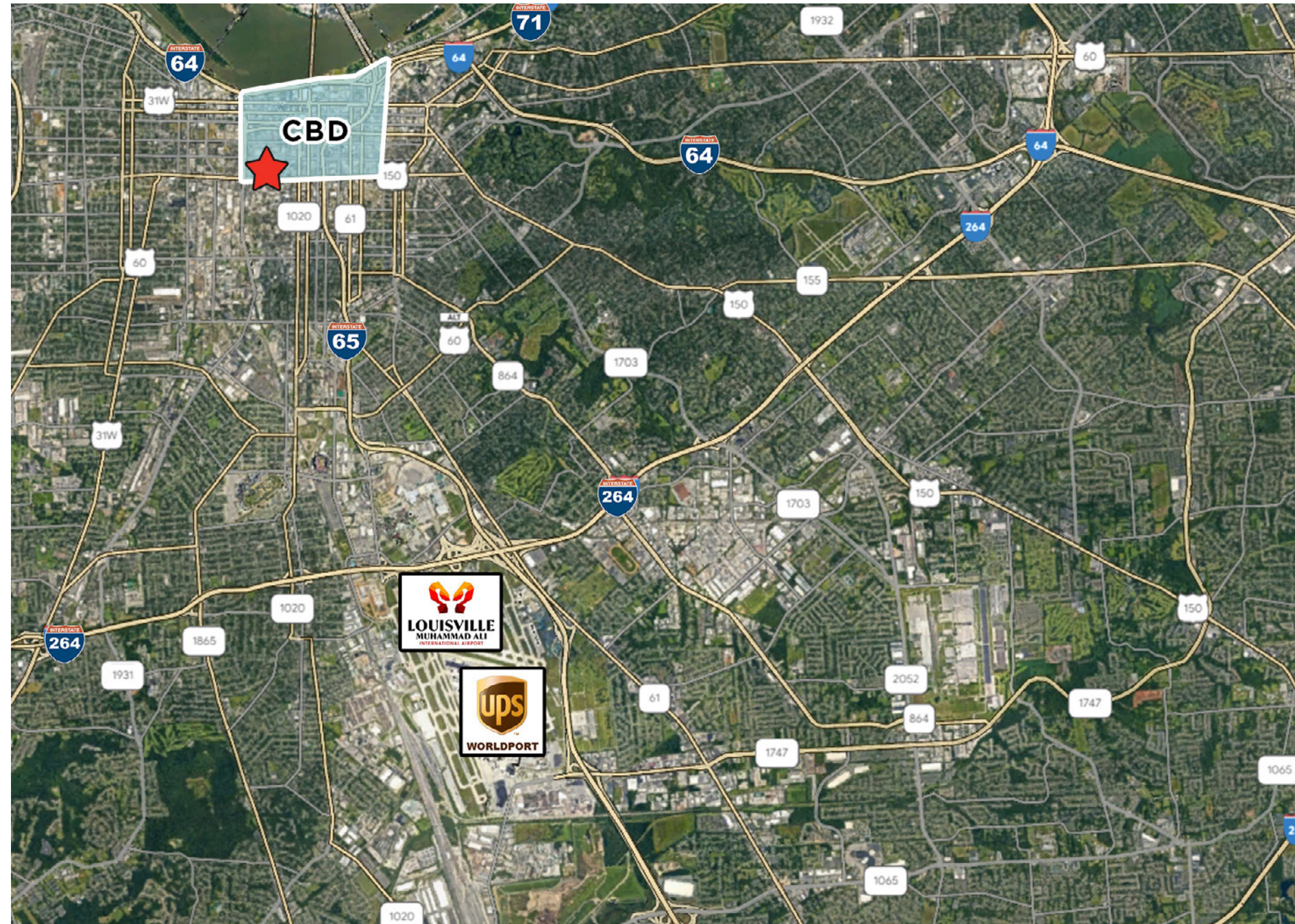


VIEW FROM NORTH

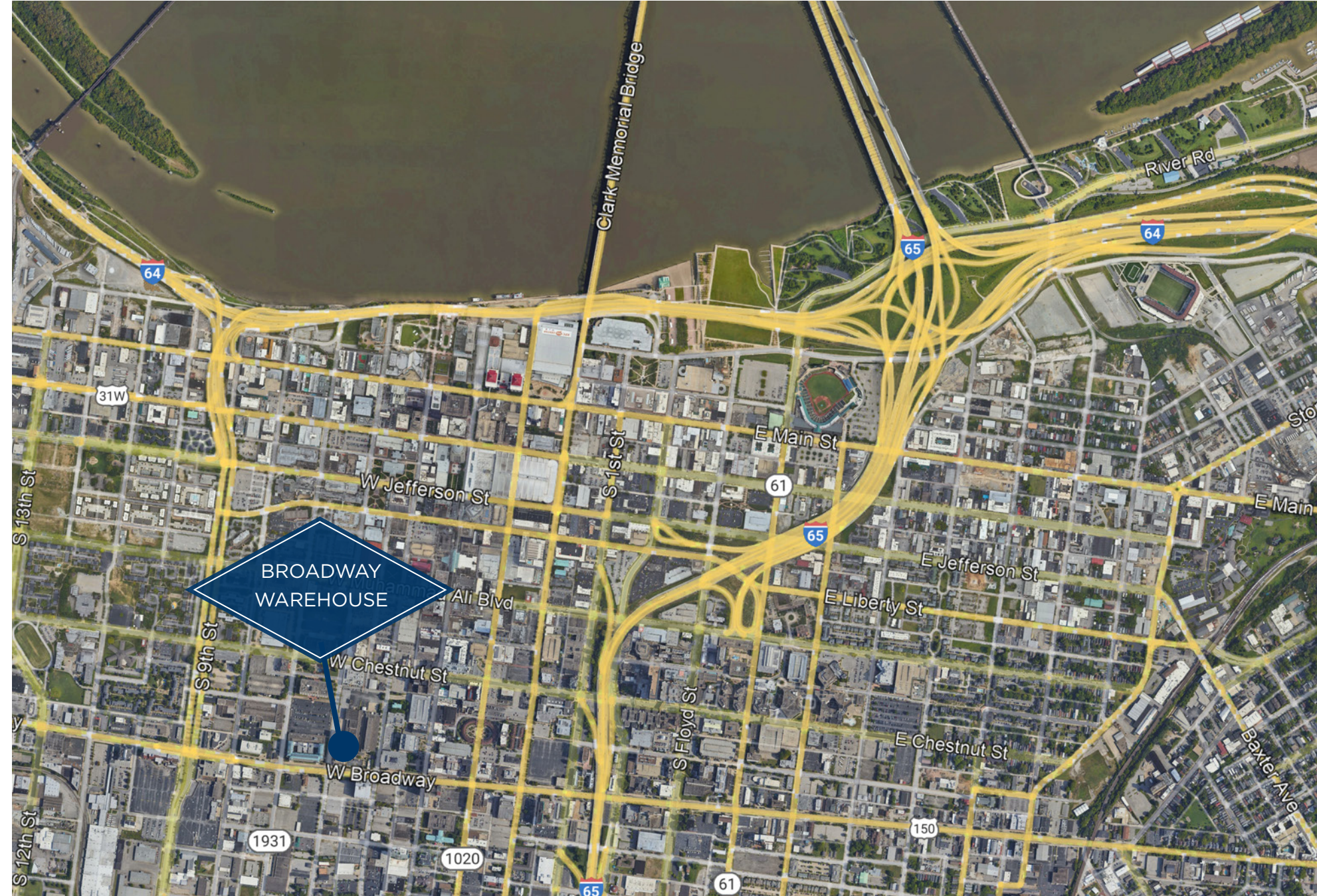


VIEW FROM EAST

LOCATION MAP



LOCATION MAP





WAREHOUSE AREA



POTENTIAL WAREHOUSE CONFIGURATION



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