

OFFERING MEMORANDUM

6702 ENTERPRISE DRIVE

Louisville, Kentucky 40214 • Jefferson County

2.99± ACRES INDUSTRIAL LAND — FOR LEASE — INDUSTRIAL OUTDOOR STORAGE (IOS)



Fully fenced & gated, mostly paved industrial land — ready for immediate use

LEASE RATE \$1.23/SF/Yr	LAND AREA 2.99± AC	ZONING EZ-1 Industrial	STATUS Available
SITE CONDITION Fenced & Gated	SURFACE Mostly Paved	FTZ ELIGIBLE Yes	SUBMARKET South Louisville

THE OPPORTUNITY

6702 Enterprise Drive offers 2.99± acres of level, fully fenced and gated industrial land in Louisville's South Louisville submarket — built for a tenant who needs to move in and start operating immediately. The site is mostly paved, secured behind a perimeter chain-link fence with a heavy-duty manual swing gate, and zoned EZ-1 Industrial within an Enterprise Zone, with the added benefit of potential Foreign Trade Zone (FTZ) duty and tax relief. Most importantly, the property sits within minutes of Louisville's core interstate network — making it a natural fit for container staging, trailer and fleet parking, equipment storage, or any use where getting trucks on and off the highway quickly is the whole point.

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UNMATCHED EXPRESSWAY ACCESS

For a lease built around logistics, location on the highway map is everything — and this site is positioned right where Louisville's freight network converges. The property has direct, seamless access to I-265 (Gene Snyder Freeway), I-64, I-65, and I-71, putting a tenant within minutes of every major route in and out of the city. That access, combined with a site that's already fenced, gated, and paved, means minimal setup time between signing a lease and putting trucks and equipment to work.

- Direct access to four core interstates — I-265, I-64, I-65, and I-71 — with the I-64/I-65 interchange near the Louisville airport/Expo Center corridor just a few miles north.
- Approximately 3.8 miles (about 11 minutes) from Louisville Muhammad Ali International Airport (SDF) — home to UPS Worldport, the world's largest fully automated package-handling hub.
- Rail-served corridor: CSX operates an intermodal terminal nearby on National Turnpike, in the same South Louisville freight submarket as this site.
- Located in an established industrial/logistics corridor alongside major regional employers and freight users, including Ford's Louisville Assembly Plant, UPS, J.B. Hunt, and CEVA Logistics.



Site plan — 2.99± acres (130,223± SF) with frontage on Enterprise Dr and immediate proximity to the adjacent highway ramp and rail corridor

ZONING & INCENTIVES

The property is zoned EZ-1 (Industrial) within Louisville's Enterprise Zone and is potentially eligible for Foreign Trade Zone (FTZ) status — offering a qualified tenant potential 100% duty and tax relief on eligible goods. Combined with the site's interstate and rail access, this makes 6702 Enterprise Drive a strong candidate for import/export-driven storage, staging, or distribution use.

SITE CHARACTERISTICS

- Newly installed 9' chain-link perimeter fence with a heavy-duty metal manual swing gate — fully secured.
- Mostly paved surface with flexible open space, suited to heavy equipment, chassis, container staging, or trailer parking.
- Level topography with open-air space — no grading or site work needed to begin operating.
- 2.99± acres (130,223± SF) with frontage on Enterprise Drive.



Open paved lot, secured by perimeter fencing



Perimeter fence line along the site

South Louisville Industrial Market

Louisville's industrial market remains tight — around 3.9% vacancy, roughly \$6.25/SF average asking rent, and over 1.3 million SF of positive absorption year-to-date — a favorable backdrop for a fenced, paved, highway-ready site like this one.

Source: [commercialkentucky.com Louisville industrial market report](#).

IDEAL USES

- Industrial Outdoor Storage (IOS)
- Container and chassis staging
- Trailer and fleet parking
- Heavy equipment / materials storage
- Truck terminal or cross-dock staging yard

LEASE SUMMARY

LEASE RATE \$1.23/SF/Yr	AVAILABLE LAND 2.99± AC
ZONING EZ-1 (Industrial)	FTZ STATUS Duty/Tax Relief Eligible

Lease term negotiable. Contact listing broker for current availability and to schedule a site visit.

Latonia Isenberg | eXp Commercial
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