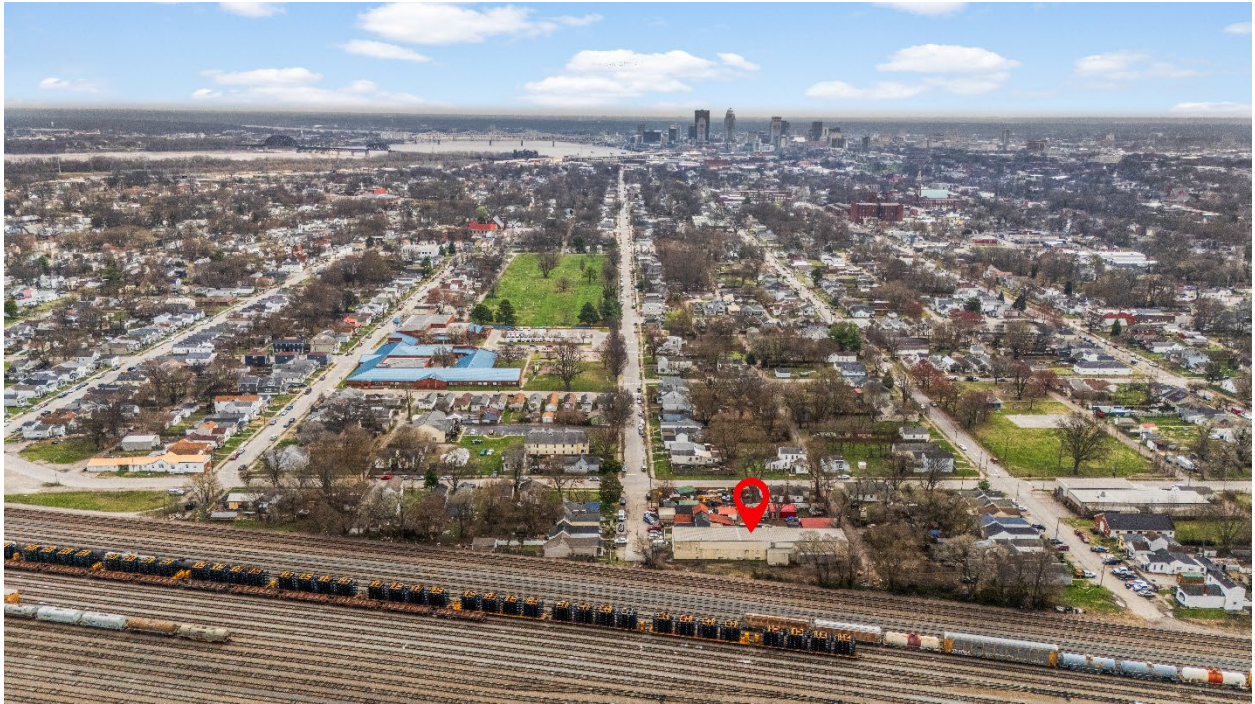


The Cover



OWNER-USER / CONTRACTOR FLEX OPPORTUNITY | 3012 DUNCAN ST

9,724 SF Solid Masonry Industrial/Flex Facility | West Louisville

Offered at \$249,000 (\$25.61/SF) | Eligible for ~10% Down SBA 504 Financing.

Bejoy Koshy

Call - (502) 403-0754

Email – bejoy@kwcommercial.com

KW Collective / KW Commercial

KW COLLECTIVE
KELLERWILLIAMS.



Executive Summary

Stop Paying Rent: Own Your Commercial Headquarters for ~\$25K Down

Positioned at \$249,000 (\$25.61/SF), 3012 Duncan St provides an unbeatable acquisition basis for trade contractors, light manufacturers, distributors, or fleet operators looking to lock in fixed overhead and build long-term real estate equity.

Investment Highlights:

- Low Down Payment: Utilize SBA 504 loan programs (~10% down / ~\$25,000 equity required) to acquire below market rent cost.
- Solid Masonry "Bones": 9,724 SF clear-span footprint with 14–16 ft clear heights.
- Strategic Infill: Seconds from I-64 and Downtown Louisville logistics corridors.
- Versatile EZ-1 Zoning: Flexible industrial classification supporting storage, light assembly, trade shops, and fleet operations.

Strategic Location



- **Building Size:** 9,724 SF Footprint
- **Lot Size:** 0.176 Acres with street frontage and rear alley loading
- **Clear Height:** 14–16 ft interior spans
- **Construction:** Solid Masonry / Block
- **Utilities:** 3-Phase Electric, Gas, Water/Sewer on-site
- **Ideal End-Users:** HVAC/Electrical/Plumbing Contractors, Cabinetry/Woodworking, Equipment Storage, Last-Mile Logistics.

Interior & Structural



A massive, open floor plate allows for flexible partitioning. The structural integrity of the existing masonry and joists offers significant cost-savings over ground-up construction. All utilities are on-site.

SBA 504 Financial Illustration

Purchase Price: \$249,000 (\$25.61/SF)

- **10% Down Payment (Buyer Equity):** ~\$24,900
- **SBA 504 Loan Amount (90% LTV):** ~\$224,100
- **Estimated Monthly Principal & Interest:** ~\$1,500 – \$1,700/mo
(Fixed 25-Year Amortization)
- **Key Takeaway:** Owning this 9,724 SF facility costs significantly less per month than leasing comparable commercial industrial space in Louisville (~\$0.20/SF/mo effective mortgage occupancy basis).

Site Map & Aerial



Secured perimeter, street frontage on Duncan St, and full rear alley access for loading/unloading.

Exclusive Advisory & Contact

FOR FURTHER INFORMATION & SITE ACCESS



Bejoy Koshy

Investment Sales & Asset Disposition **KW Commercial / KW Collective**

- 📞 **Phone:** (502) 403-0754
- 📧 **Email:** bejoy@kwcommercial.com
- **Property Tours:** By appointment only through listing agent Bejoy Koshy at (502) 403-0754.
- **Offer Submission Requirements:** Letters of Intent (LOIs) should include a lender pre-qualification letter (SBA or commercial) or proof of funds.
- **Price:** \$249,000 | Offered "As-Is, Where-Is" with all faults.

3012 Duncan St is priced for immediate absorption. We are currently engaging with multiple local owner-users and business operators and will review all competitive offers as they are received. To secure your position in the **acquisition queue**, please contact the advisory lead directly.

Information deemed reliable but not guaranteed. Buyer to verify all zoning and structural feasibility.