

FOR SALE
626,190 SF
HEAVY INDUSTRIAL



HEAVY INDUSTRIAL BUILDING FOR SALE IN LOUISVILLE, OH

1500 W Main St, Louisville, OH 44641

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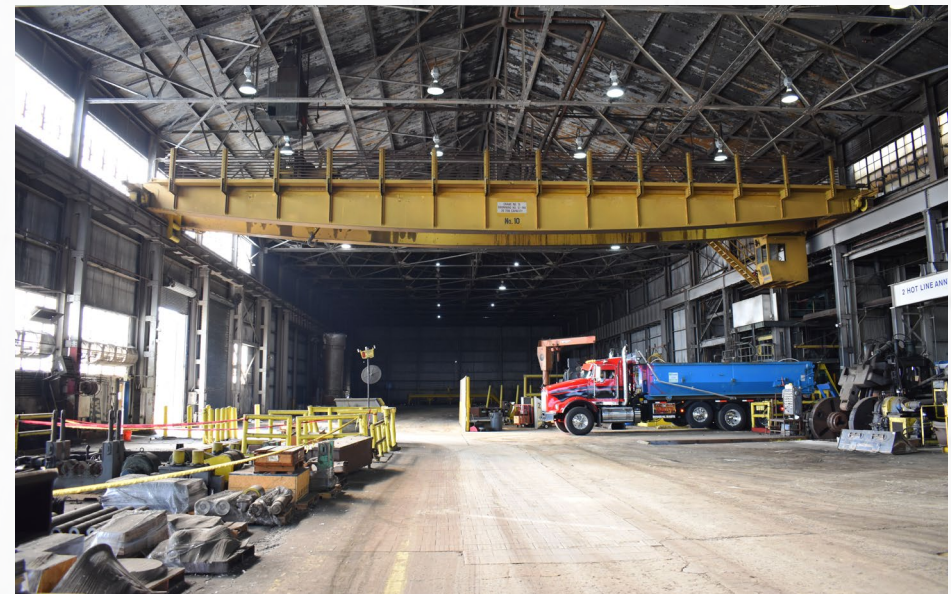
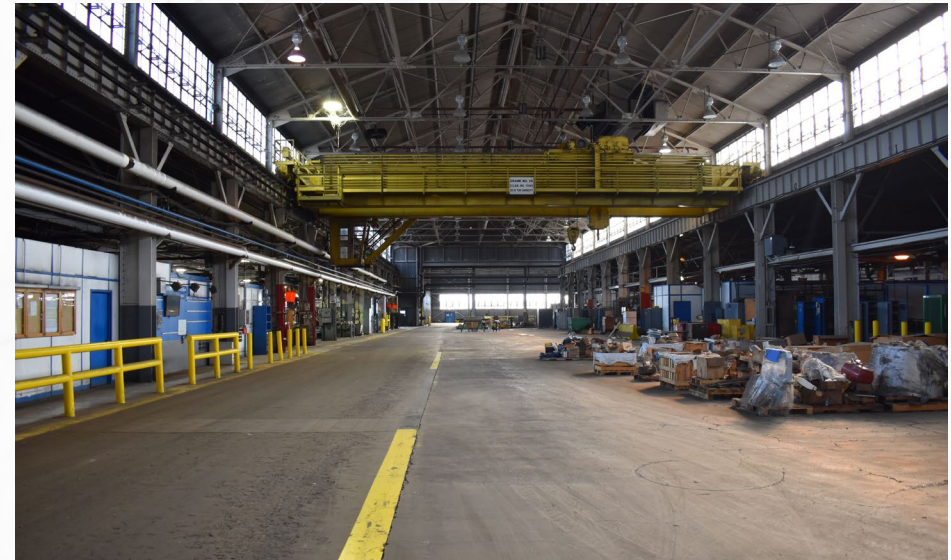
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PROPERTY OVERVIEW

PROPERTY DETAILS

Property Address:	1500 W Main St, Louisville, OH 44641
Building Area (footprint):	626,190 sq. ft. (main building)
Acreage:	44.04
Drive-In Doors:	Twelve (12)
Dock Doors:	Seven (7) – interior
Clear Height:	33'–40'
Cranes:	23 Bridge (3-ton to 50-ton) 19 Monorail (1/2-ton to 3-ton) 28 Jib (1/8-ton to 2-ton)
Floors:	8" to 12"
Year Built:	1958, 2000
Rail:	Possible (Norfolk Southern Lines Adjoining)
Parking:	150
Power:	69kV Primary Feed stepped down to 6.9kV 9 Substations
Sprinklers:	Wet System (As required 35% coverage)
Zoning:	I-2 Industrial Manufacturing & Storage

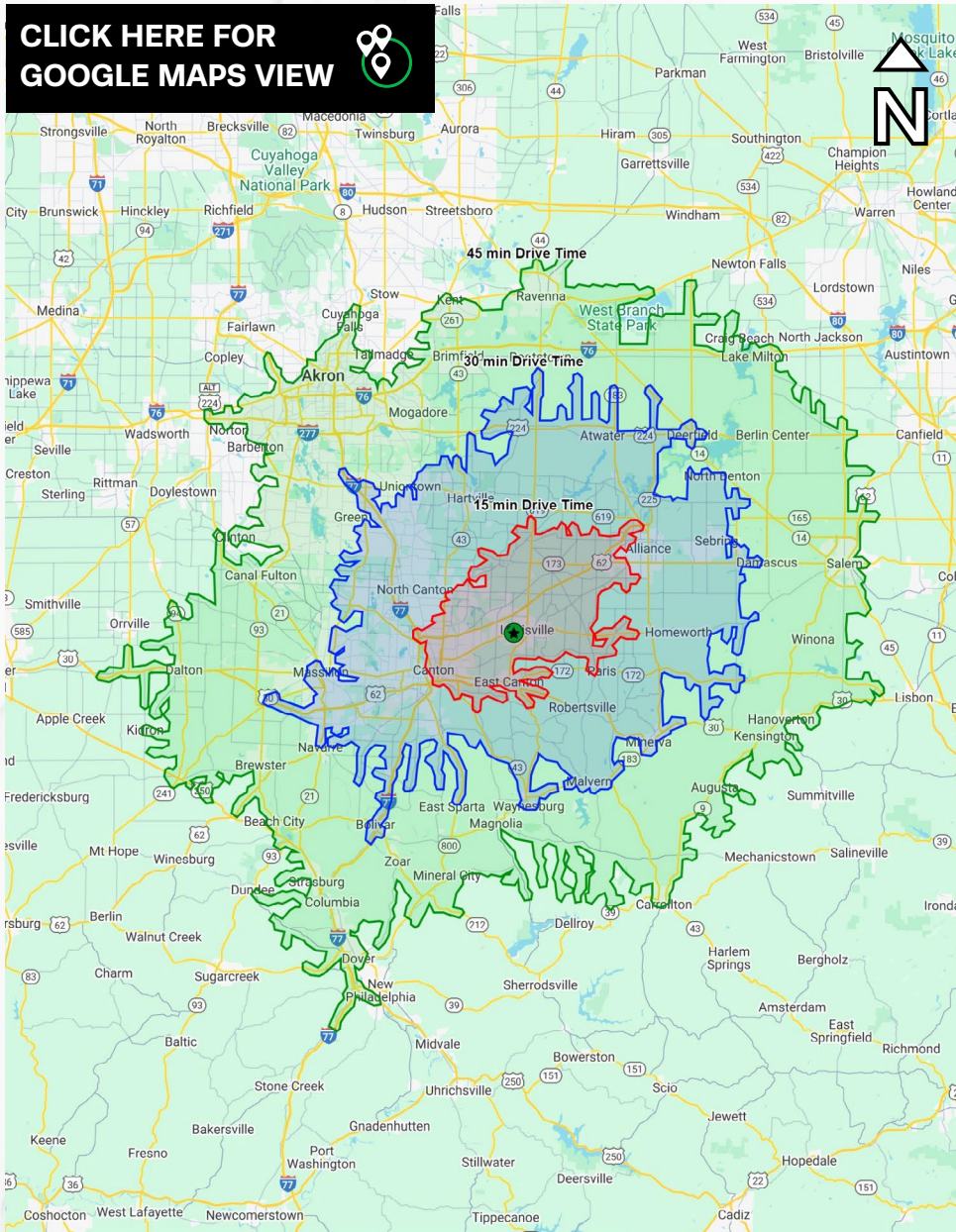


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DEMOGRAPHICS

[CLICK HERE FOR
GOOGLE MAPS VIEW](#)



DEMOGRAPHICS

15-MIN DRIVE TIME

POPULATION	90,023
EMPLOYED	28,345
TOTAL LABOR FORCE	73,188
PRODUCTION, TRANSPORT, MATERIAL MOVING	7,861

DEMOGRAPHICS

30-MIN DRIVE TIME

POPULATION	338,163
EMPLOYED	137,176
TOTAL LABOR FORCE	275,746
PRODUCTION, TRANSPORT, MATERIAL MOVING	28,756

DEMOGRAPHICS

45-MIN DRIVE TIME

POPULATION	785,087
EMPLOYED	305,793
TOTAL LABOR FORCE	642,976
PRODUCTION, TRANSPORT, MATERIAL MOVING	69,459

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PARCEL MAP



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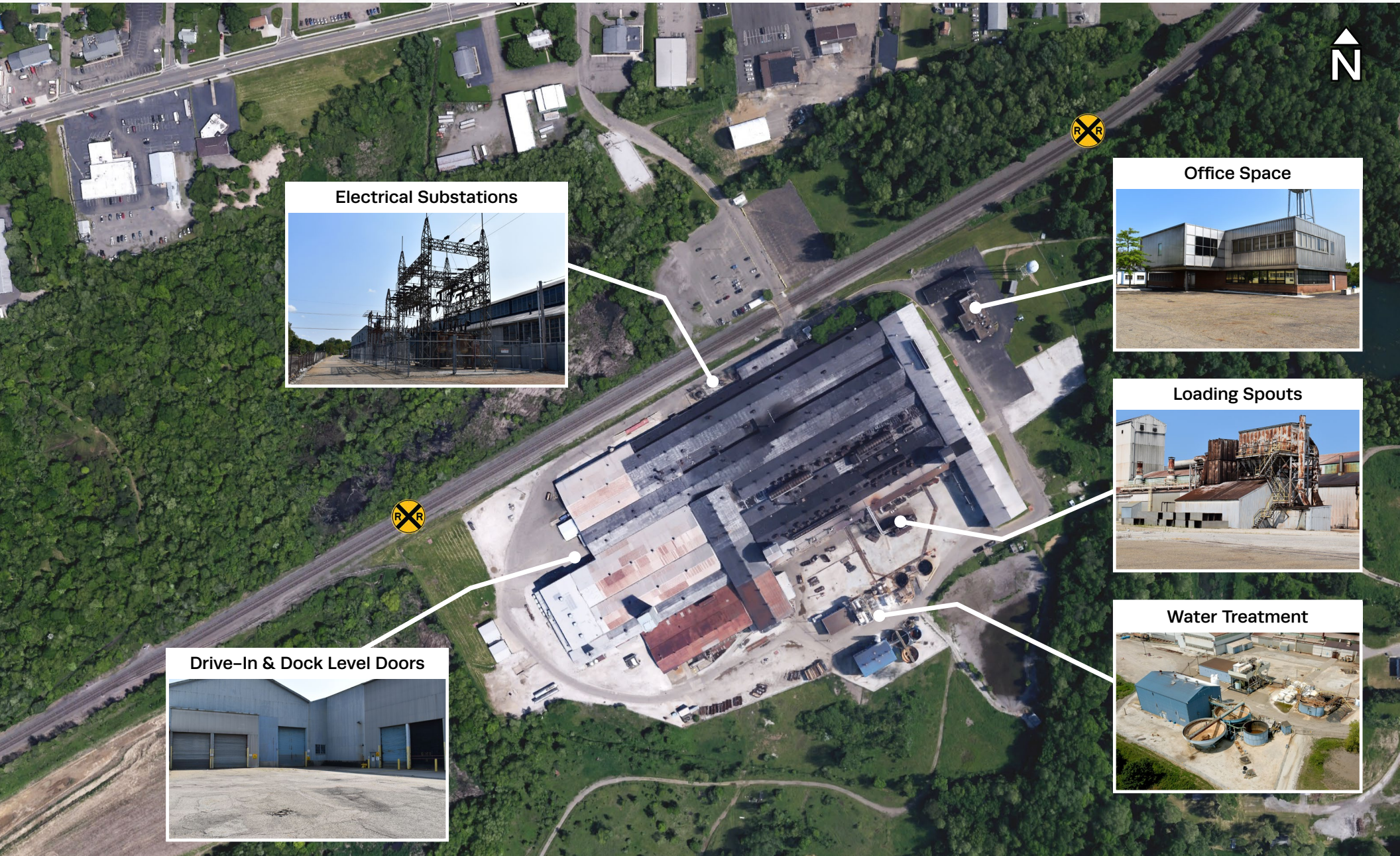
MICRO AERIAL



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SPOTLIGHT AERIAL



Electrical Substations



Office Space



Loading Spouts



Water Treatment



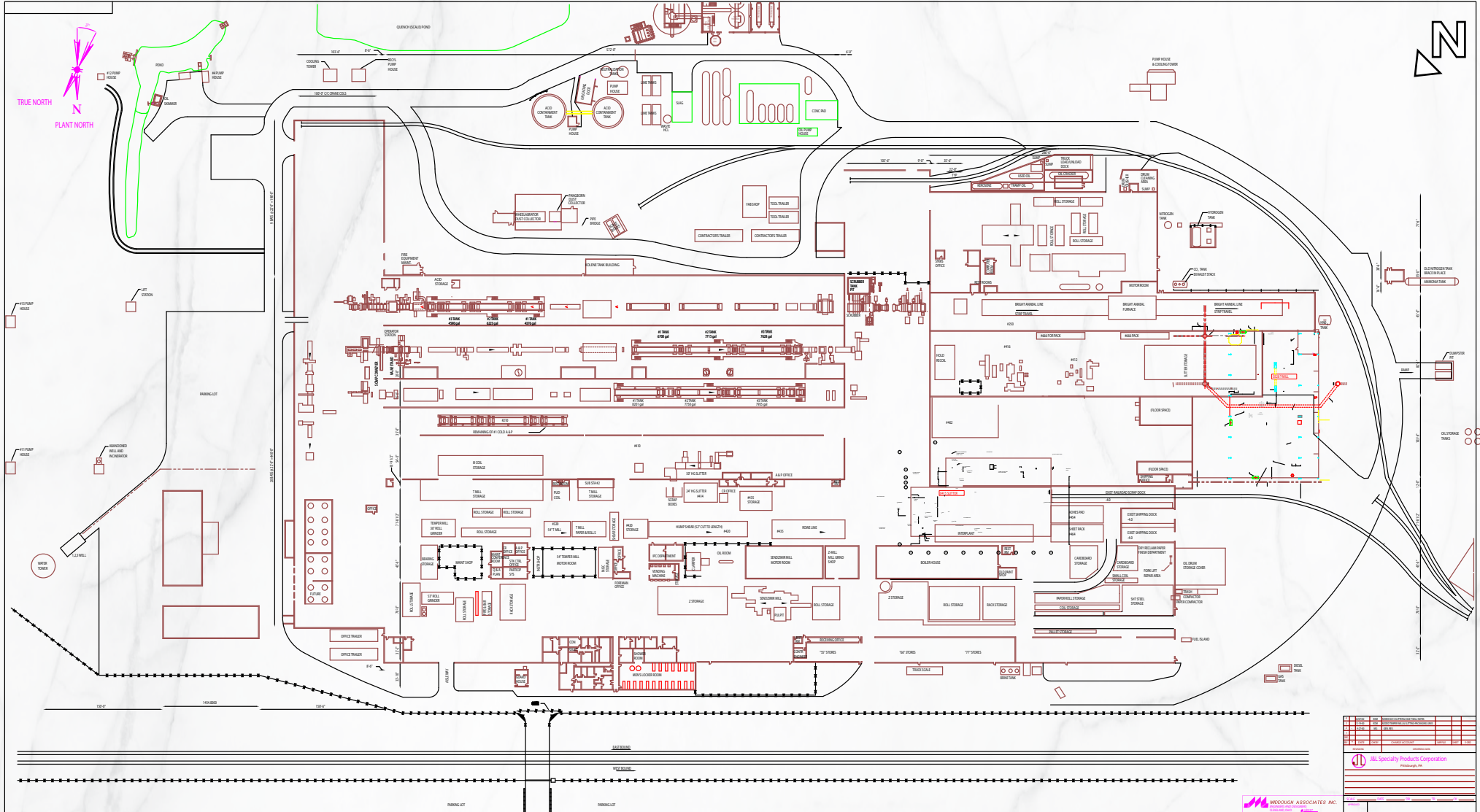
Drive-In & Dock Level Doors



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SITE PLAN



NO.	DESCRIPTION	DATE
1	PRELIMINARY	10/20/2023
2	REVISED	11/15/2023
3	REVISED	12/01/2023
4	REVISED	01/15/2024
5	REVISED	02/28/2024
6	REVISED	04/10/2024
7	REVISED	05/20/2024
8	REVISED	07/05/2024
9	REVISED	08/15/2024
10	REVISED	09/30/2024

Hanna Specialty Products Corporation
Franklin, OH

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PHOTOS 1

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VIRTUAL TOUR VIDEO



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PHOTOS 2



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PHOTOS 3

