



FOR IMMEDIATE RELEASE

August 30, 2021

**NEW YORK CITY INVESTMENT GROUP, AMERICAN INDUSTRIAL LLC,
ACQUIRES TWO INDUSTRIAL PROPERTIES IN LOUISVILLE, KENTUCKY
& ESTABLISHES PLATFORM FOR FUTURE INDUSTRIAL
REAL ESTATE INVESTMENTS**

*- Initial acquisition includes two adjacent warehouses,
located at 1419 Dixie Highway and 1735 West Burnett Avenue,
totaling 375,000 sq. feet and more than 11 acres of land -*

Louisville, KY – American Industrial LLC, a New York-based investment group, announced the purchase of two industrial warehouses from the Dayton Hydraulic Company. The sale closed on Thursday, July 30th for \$3.65 million and is the first acquisition by American Industrial and its industrial real estate investment platform in Louisville, Kentucky.

“We are excited about this first acquisition for American Industrial and to benefit from supportive capital partners as we seek to grow our industrial portfolio in Louisville, Kentucky and other targeted markets”, said Jean-Marc Donics, co-founder of American Industrial.

The two buildings, adjoin one another and are located at 1419 Dixie Highway and 1735 West Burnett Avenue in the Park Hill neighborhood of Louisville, totaling 375,000 sq. feet and over 11 acres of land. The site, located near The Brown-Forman Distillery, Reynolds Consumer Products factory, and The Poe Companies’ new 434,000 sq. foot industrial facility, will continue to be occupied by a single tenant, a 30-year-old packaging and distribution company who primarily serves Louisville-based manufacturers and has been a tenant of the buildings for more than 15 years.

“We strongly believe in Louisville’s growth momentum on multiple fronts, including but definitely not limited to logistics and manufacturing,” said Roget Lerner, co-founder of American Industrial. “The West End submarket in particular is often overlooked due to the prevalence of older vintage properties. We believe the area has great fundamentals and incredible potential. We overcame significant hurdles to ultimately acquire these properties which hopefully showcases our determination, creativity and desire to be long-term investors in Louisville”

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ABOUT AMERICAN INDUSTRIAL

American Industrial LLC, founded by Roget Lerner and Jean-Marc Donics, is a New York-based investment group focused on income-producing industrial properties in key U.S. metropolitan markets tied to the domestic manufacturing and logistics supply chain.

Contacts:

Roget Lerner

rogetlerner@gmail.com

(917) 847-2681

Jean-Marc Donics

jm@tortugaequities.com

American Industrial LLC

53 West 36th Street, Suite 703

New York, NY 10018

(609) 699-2565

www.americanindustrial.us