

# RIVER RIDGE 664,800 SF

DISTRIBUTION | MANUFACTURING FACILITY AVAILABLE

201 RIVER RIDGE PARKWAY | JEFFERSONVILLE, IN | LOUISVILLE, KY MSA



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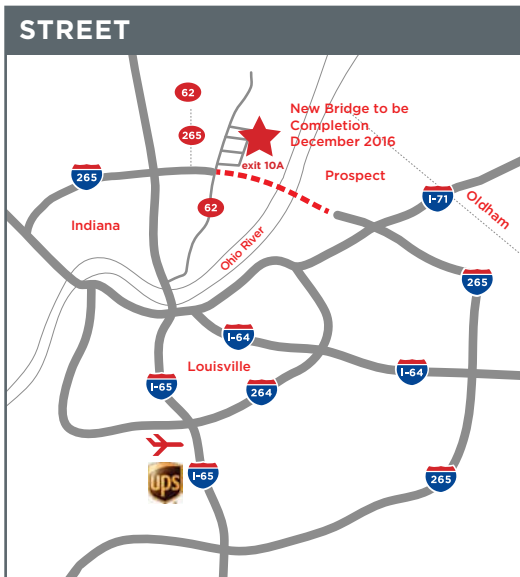
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## PROPERTY OVERVIEW



- 5 miles from Interstate 65
- 10 miles from Downtown Louisville
- 18 miles North of UPS WorldPort
- Ford Louisville Assembly Plant
- 15 miles North of Louisville International Airport
- 100 miles South of Indianapolis, IN
- 100 miles Southwest of Cincinnati, OH

<b>Year Built:</b>	2016
<b>Square Feet:</b>	322,000 - 664,800 Available
<b>Office:</b>	BTS
<b>Site:</b>	36.43 Acres
<b>Clear Height:</b>	36' At First Column
<b>Building Dimensions:</b>	490' x 1350'
<b>Column Spacing:</b>	50' x 50' / 50' x 70' Loading Bays
<b>Loading:</b>	CrossDock
<b>Truck Court:</b>	190' with Flow-Through Design
<b>Fire Protection System:</b>	ESFR
<b>Dock Doors:</b>	130 - 9' x 10' Insulated
<b>Drive-In Doors:</b>	2 - 14' x 16' Insulated
<b>Walls:</b>	Insulated Concrete
<b>Floors:</b>	7" Reinforced
<b>Warehouse Lighting:</b>	T-5 Fluorescent & Skylights
<b>Parking Spaces:</b>	337 Vehicle Parking Spaces
<b>Trailer Storage:</b>	86 Trailer Spaces Available
<b>Roof:</b>	White TPO over R-24
<b>Zoning:</b>	I-R Foreign Trade Zone IN Urban Enterprise Zone

● LEED GOLD CERTIFIABLE

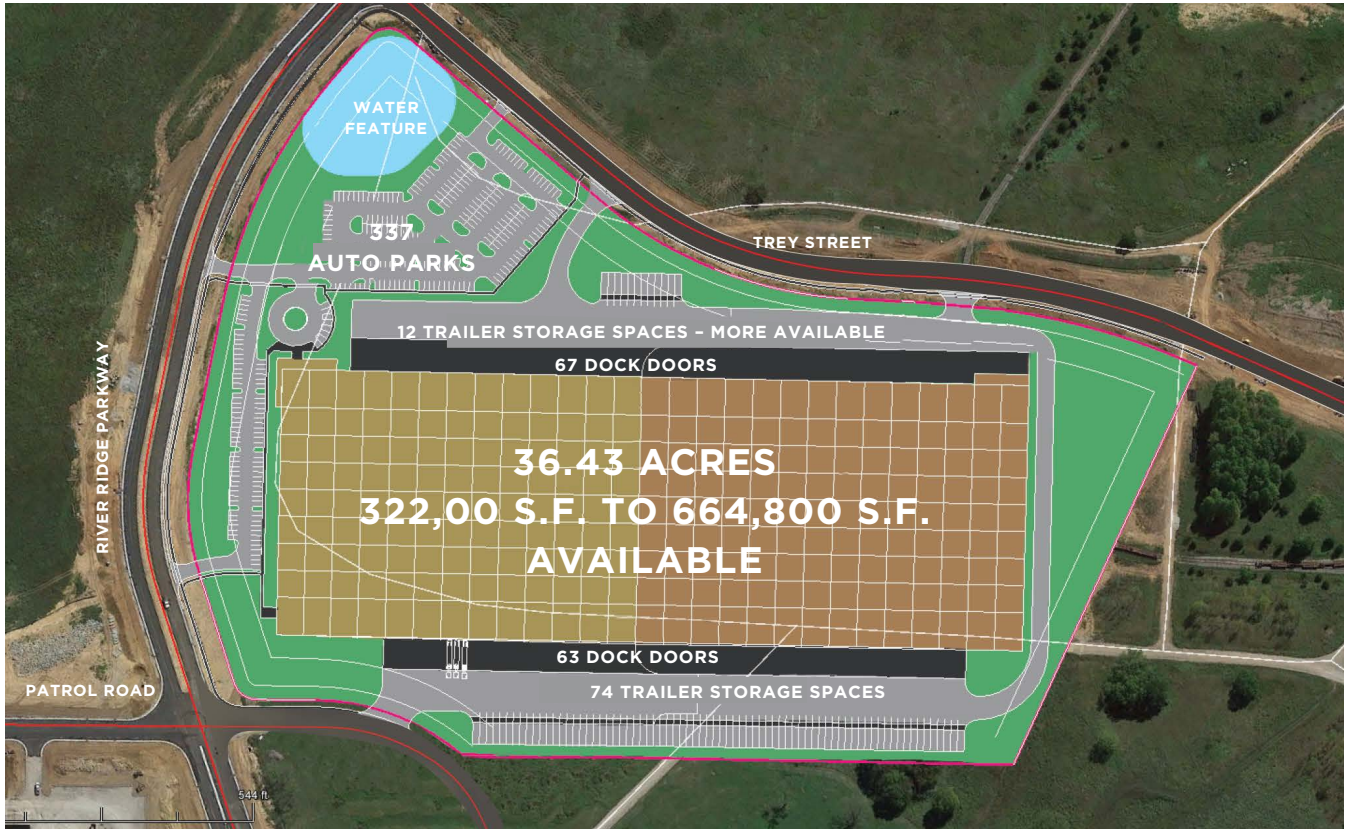
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