



SALT RIVER BUSINESS PARK | 572,000 SF FOR SALE OR LEASE

DISTRIBUTION | MANUFACTURING FACILITY

AMAZON.COM BOULEVARD | SHEPHERDSVILLE, KY | LOUISVILLE, KY MSA



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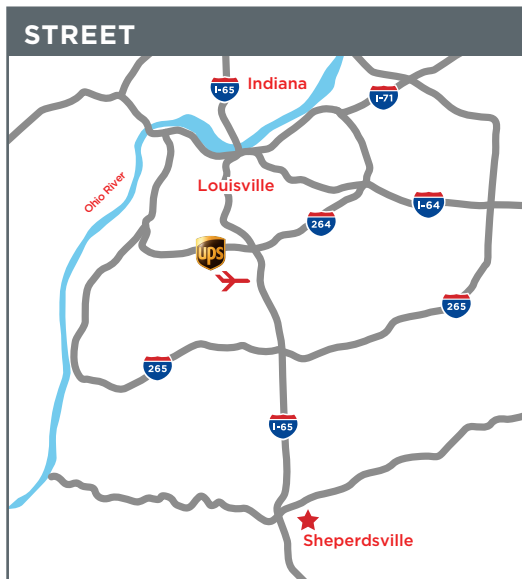
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PROPERTY OVERVIEW



- 1 mile from Interstate 65
- 19 miles from Downtown Louisville
- 10 miles South of UPS WorldPort Ford Louisville Assembly Plant
- 13 miles South of Louisville International Airport
- 100 miles South of Indianapolis, IN
- 100 miles Southwest of Cincinnati, OH

Year Built:	2018
Square Feet:	572,000 Available
Office:	BTS
Site:	43.11 Acres
Clear Height:	36'
Building Dimensions:	440' x 1300'
Column Spacing:	50' x 50' / 50' x 70' Loading Bays
Loading:	CrossDock
Truck Court:	190' with Flow-Through Design
Fire Protection System:	ESFR
Dock Doors:	58 - 9' x 10' Insulated 54 Future Build Out
Drive-In Doors:	2 - 14' x 16' Insulated
Walls:	Insulated Concrete
Floors:	7" Reinforced
Warehouse Lighting:	T-5 Fluorescent & Skylights
Parking Spaces:	445
Trailer Parking:	73 (12' x 60')
Roof:	White TPO over R-24
Zoning:	I-L

● LEED GOLD CERTIFIABLE

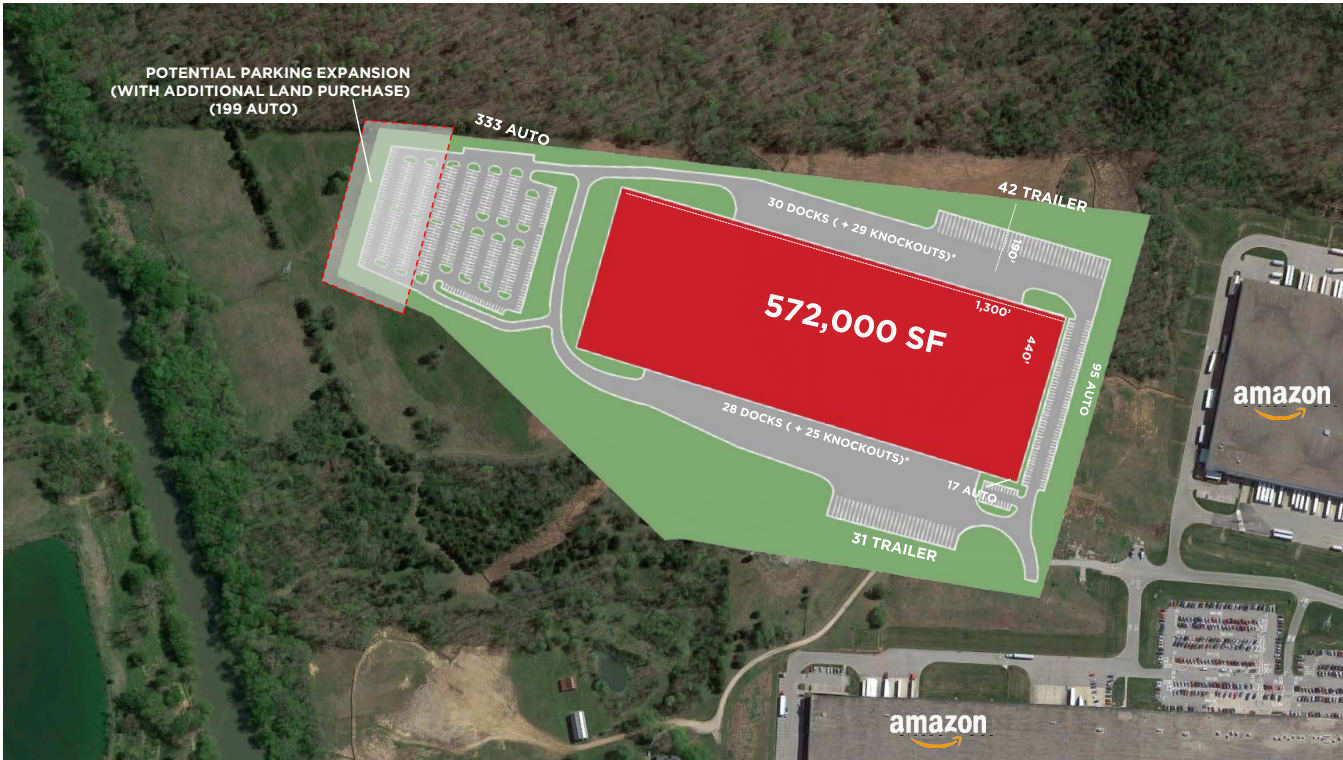
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