



RIVER RIDGE 664,800 SF

DISTRIBUTION | MANUFACTURING FACILITY AVAILABLE

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



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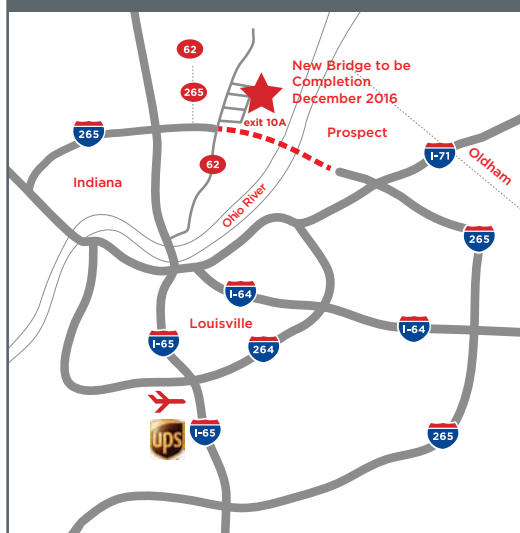


PROPERTY OVERVIEW

NATIONAL



STREET



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

Year Built:	2016
Square Feet:	668,000 Available
Office:	BTS
Site:	36.43 Acres
Clear Height:	36' At First Column
Building Dimensions:	490' x 1350'
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:	130 - 9' x 10' Insulated
Drive-In Doors:	2 - 14' x 16' Insulated
Walls:	Insulated Concrete
Floors:	7" Reinforced
Warehouse Lighting:	T-5 Fluorescent & Skylights
Parking Spaces:	337 Vehicle Parking Spaces
Trailer Storage:	86 Trailer Spaces Available
Roof:	White TPO over R-24
Zoning:	I-R Foreign Trade Zone IN Urban Enterprise Zone

● LEED GOLD CERTIFIABLE

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