

SALT RIVER LOGISTICS PARK

131,040 TO 800,000 SF

TOTALING 2,031,880 SF OF DEVELOPMENT

LOGISTICS | MANUFACTURING FACILITY

LOUISVILLE, KY MSA | SHEPHERDSVILLE, KY



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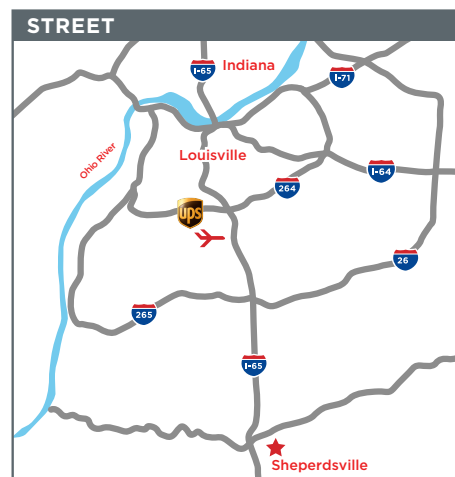


PROPERTY OVERVIEW

● LEED GOLD CERTIFIABLE

	BLDG 01	BLDG 02	BLDG 03	BLDG 04	BLDG 05
Year Built:	Q4 2022	Q4 2022	Q4 2022	Q4 2022	Q2 2022
Square Feet (Available):	218,140	310,700	800,000	131,040	572,000
Office:	BTS	BTS	BTS	BTS	BTS
Site (Does Not Include Right of Way):	20 Acres	19 Acres	89 Acres	10 Acres	43.3 Acres
Clear Height:	32 or 36 ft	36 ft	40 ft	32 or 36 ft	36 ft
Building Dimensions:	260'x884'	310'x1040'	590'x1342'	210'x664'	440'x1300'
Column Spacing (Internal):	52'x50'	52'x50'	52'x50'	52'x50'	50'x50'
Column Spacing (Loading Bays):	52'x60'	52'x60'	52'x70'	52'x60'	52'x70'
Loading:	Single Load	Single Load	Crossdock	Single Load	Crossdock
Truck Court:	190'	190'	190'	190'	130'-190'
Fire Protection System:	ESFR	ESFR	ESFR	ESFR	ESFR
Dock Doors:	44	55	142	29	Up to 108
Drive-In Doors (14'x16' Insulated):	2	2	2 to 4	2	2
Walls:	Concrete	Concrete	Concrete	Concrete	Concrete
Floors (Reinforced):	7"	7"	7"	7"	7"
Warehouse Lighting (Skylights Available):	30 FC LED	30 FC LED	30 FC LED	30 FC LED	30 FC LED
Parking Spaces (Additional Available):	336	417	631	277	175+ (567 or)
Trailer Parking (Additional Available):	106	99	352	31	63 + (167)
Roof:	White TPO over R-24	White TPO over R-24	White TPO over R-24	White TPO over R-24	White TPO over R-24
Zoning:	I-L	I-L	I-L	I-L	I-L

Utilities: Abundant, Available & Redundant | Zoning: I-L Allows Light Manufacturing & Outdoor Storage



- 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

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SITE LAYOUT & ARCHITECTURAL SAMPLE



These Class A Buildings Can Be Easily Customized to Accommodate
Food Processing, Pharma, & Auto Part Manufacturing Etc..

Crossdock Development has Experience in All These Facility Types in Addition to
Advanced Manufacturing. See Website for Representative Examples.

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PROXIMITY OVERVIEW

