

SALT RIVER BUSINESS PARK CLASS A DISTRIBUTION CENTER

458 Amazon.com Boulevard

Shepherdsville, KY | Louisville, KY MSA

572,000 SF | 43.28 ACRES

 **CUSHMAN &
WAKEFIELD**
Commercial Kentucky

 **CROSSDOCK**
DEVELOPMENT

**UNDER
CONSTRUCTION**

480

INTERSTATE
65

Google Earth



FOR LEASE OR SALE

Convenient Access to I-65 and UPS Worldport

DISTRIBUTION · MANUFACTURING

PHARMACEUTICAL · MEDICAL · COLD STORAGE · FOOD PROCESSING PLANT

PROPERTY OVERVIEW

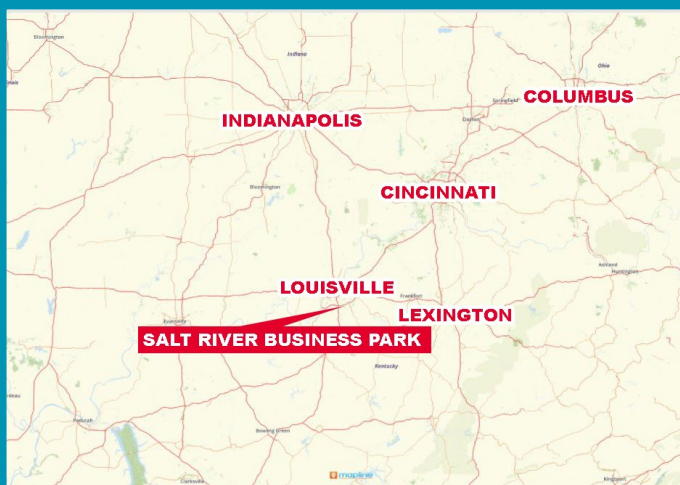


Square Feet:	572,000 SF (440' x 1300')
Office:	BTS
Site:	43.28 Acres
Clear Height:	36'
Column Spacing:	50' x 50' Typical, 50' x 70' Staging bay
Dock Doors:	Up to 108
Drive-In Doors:	2 (additional available)
Truck Court:	130' – 190'

Fire Protection System:	ESFR
Roof:	White TPO over R-24
Floors:	7"
Warehouse Lighting:	30 FC average 36" LED fixtures with skylights
Auto Parking:	175 (Potential for up to 567)
Trailer Parking:	63 (Potential for more)
Zoning:	IL
Year Built:	Under Construction

The property can be completely customizable with additional land available for additional parking. The Development is located in Salt River Business Park with convenient access to I-65, many amenities and a strong workforce.

REGIONAL MAP



DISTANCE FROM SITE

CITY	MILES
LEXINGTON	90
CINCINNATI	120
INDIANAPOLIS	135
COLUMBUS	231
ST. LOUIS	283
CHICAGO	319



SITE TRANSPORTATION:



I-65 - 1 mile

UPS Worldport (including Muhammad Ali International Airport) - 15 miles

Ford LAP (Louisville Assembly Plant) - 15 miles

Ford KTP (Kentucky Truck Plant) - 33 miles

SITE PLAN



For more information, please contact:

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