

# SALT RIVER LOGISTICS PARK CLASS A DISTRIBUTION CENTER

State Highway 480

Shepherdsville, KY | Louisville, KY MSA

1,264,790 TOTAL SF | 147 ACRES



**FOR LEASE OR SALE**

**Convenient Access to I-65 and UPS Worldport**

DISTRIBUTION · MANUFACTURING

PHARMACEUTICAL · MEDICAL · COLD STORAGE · FOOD PROCESSING PLANT

# PROPERTY OVERVIEW



## BUILDING 1 – 220,090 sf

<b>Square Feet:</b>	220,090 (260' deep)
<b>Office:</b>	BTS
<b>Clear Height:</b>	36'
<b>Column Spacing:</b>	52' x 50' typical, 52' x 60' staging bay
<b>Dock Doors:</b>	44
<b>Drive-In Doors:</b>	3
<b>Truck Court:</b>	190'

<b>Fire Protection System:</b>	ESFR
<b>Roof:</b>	White TPO over R-24
<b>Floors:</b>	7"
<b>Warehouse Lighting:</b>	30' FC average 36" LED fixtures
<b>Auto Parking:</b>	251
<b>Trailer Parking:</b>	101
<b>Zoning:</b>	IL

## BUILDING 2 – 310,700 sf

<b>Square Feet:</b>	310,700 (310' deep)
<b>Office:</b>	BTS
<b>Clear Height:</b>	36'
<b>Column Spacing:</b>	52' x 50' typical, 52' x 60' staging bay
<b>Dock Doors:</b>	55
<b>Drive-In Doors:</b>	3
<b>Truck Court:</b>	190'

<b>Fire Protection System:</b>	ESFR
<b>Roof:</b>	White TPO over R-24
<b>Floors:</b>	7"
<b>Warehouse Lighting:</b>	30' FC average 36" LED fixtures
<b>Auto Parking:</b>	382
<b>Trailer Parking:</b>	99
<b>Zoning:</b>	IL

## BUILDING 3 – 736,000 sf

<b>Square Feet:</b>	736,000 (590' deep)
<b>Office:</b>	BTS
<b>Clear Height:</b>	40'
<b>Column Spacing:</b>	52' x 50' typical, 52' x 70' staging bay
<b>Dock Doors:</b>	128
<b>Drive-In Doors:</b>	4
<b>Truck Court:</b>	190'

<b>Fire Protection System:</b>	ESFR
<b>Roof:</b>	White TPO over R-24
<b>Floors:</b>	7"
<b>Warehouse Lighting:</b>	30' FC average 36" LED fixtures
<b>Auto Parking:</b>	750
<b>Trailer Parking:</b>	338
<b>Zoning:</b>	IL



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

**SITE TRANSPORTATION:**



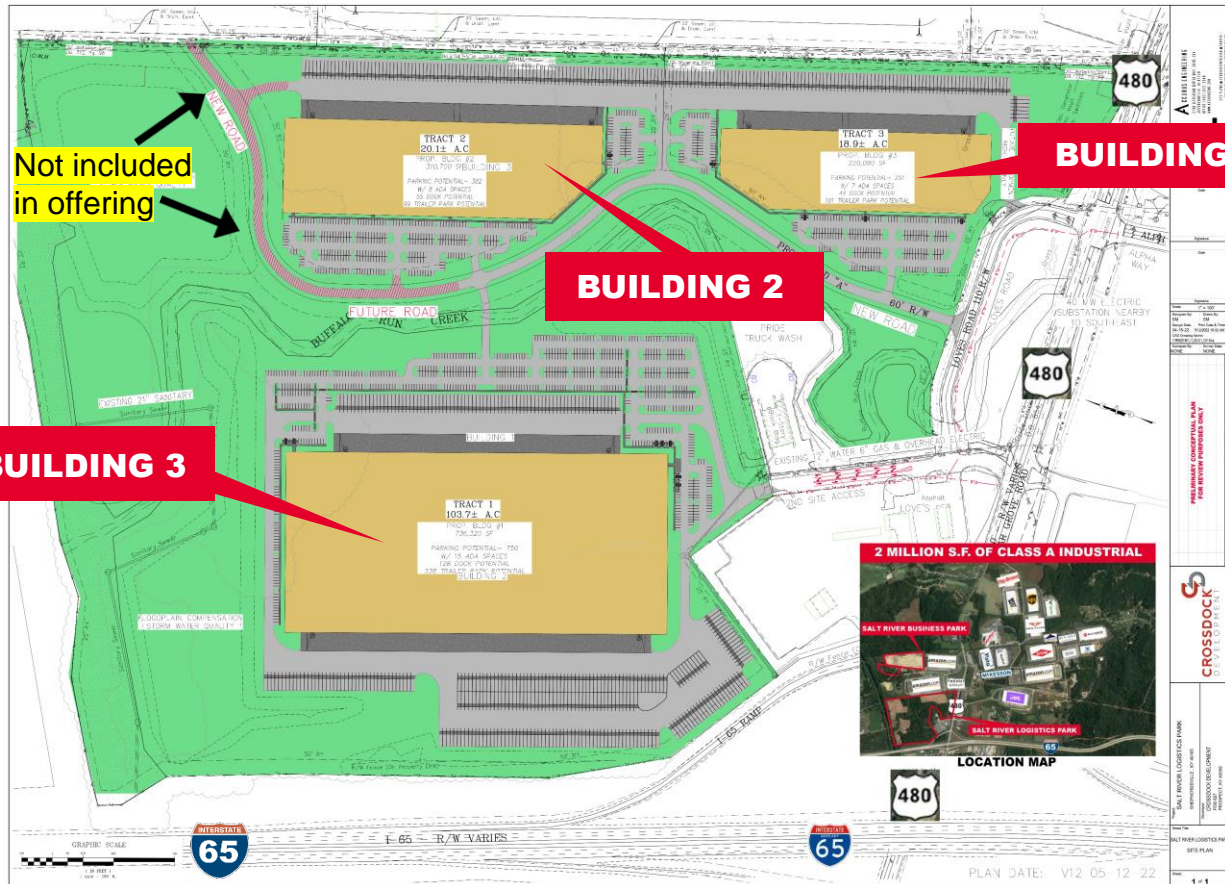
I-65 - 500' to ramp

UPS Worldport (including Muhammad Ali International Airport) - 13.4 miles

Ford LAP (Louisville Assembly Plant) - 13.4 miles

Ford KTP (Kentucky Truck Plant) - 31 miles

# SITE PLAN



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

For more information, please contact:

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