

# FOR LEASE Louisville Metropolitan Area RIVER RIDGE COMMERCE CENTER

**800 PATROL ROAD  
JEFFERSONVILLE, IN 47130**



*705,000 Square Feet*

*Suitable for Distribution or Manufacturing Uses*

For more information, please contact:

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a development by



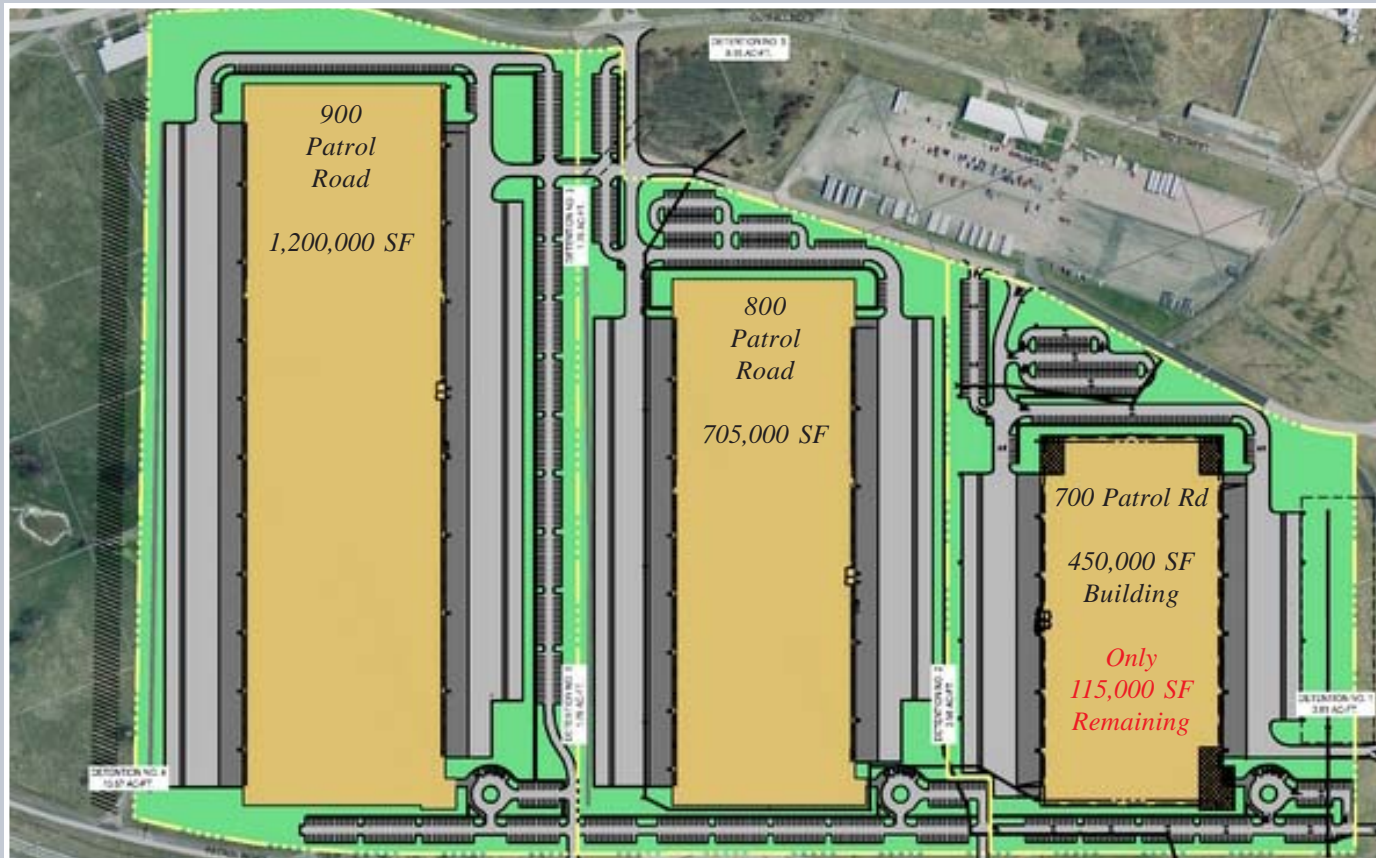
November 5, 2008

# RIVER RIDGE COMMERCE CENTER



## Site Features

- Only 10 minutes to Downtown Louisville and 18 minutes from Louisville International Airport and UPS' Worldport
- 1 mile to I-265 via Highway 62
- High visibility and easy access to I-265, I-65, I-64 and I-71
- CSX Rail via Mid-American Rail Services
- U.S. Foreign Trade Zoned and Indiaa Urban Enterprise Zone
- Zoned IL



## Utilities

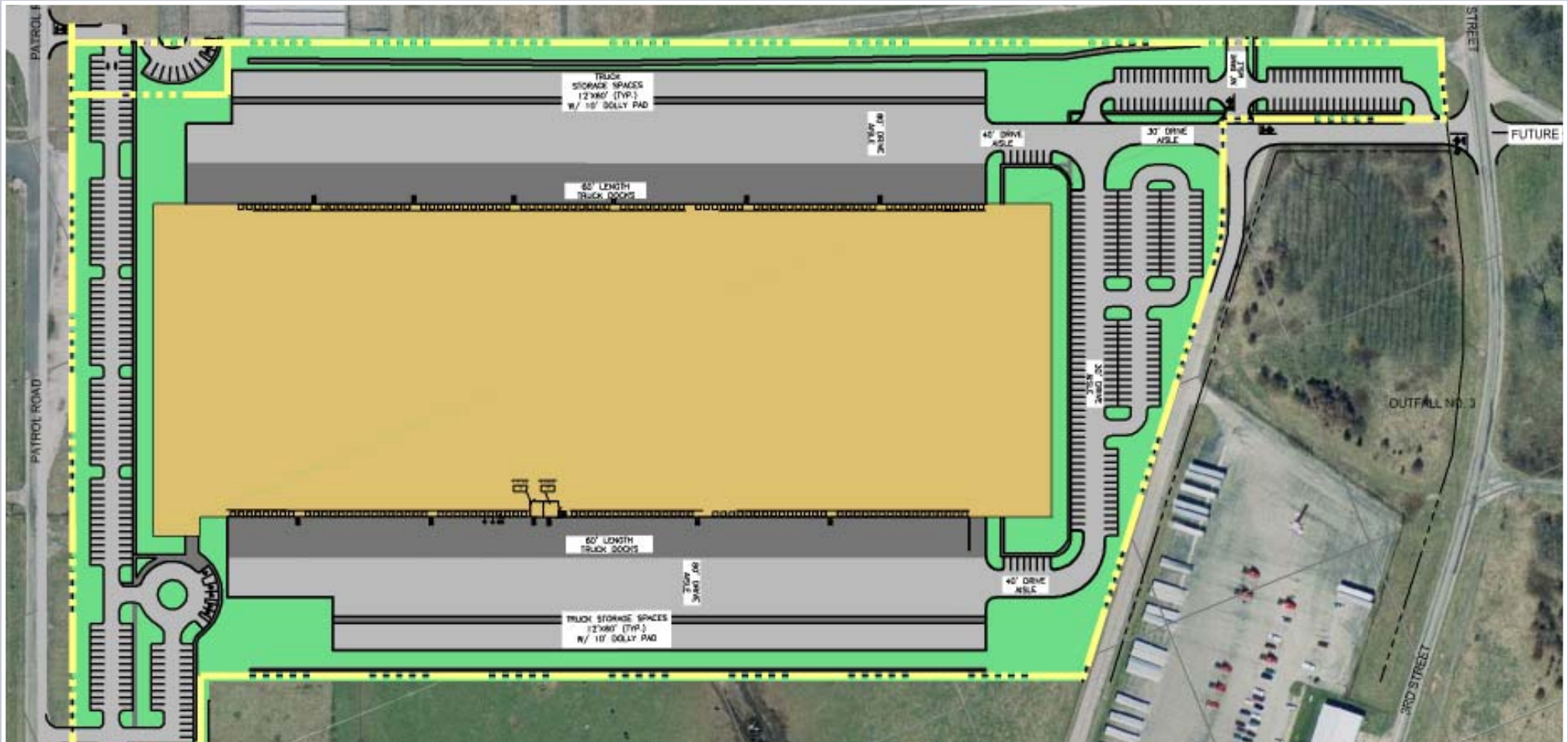
- Electric: Duke Energy (Redundant x3)
- Gas: Vectren Energy (8" line)
- Water: DNR (12" fire loop)
- Sewer: Waste Water One (8" gravity line)



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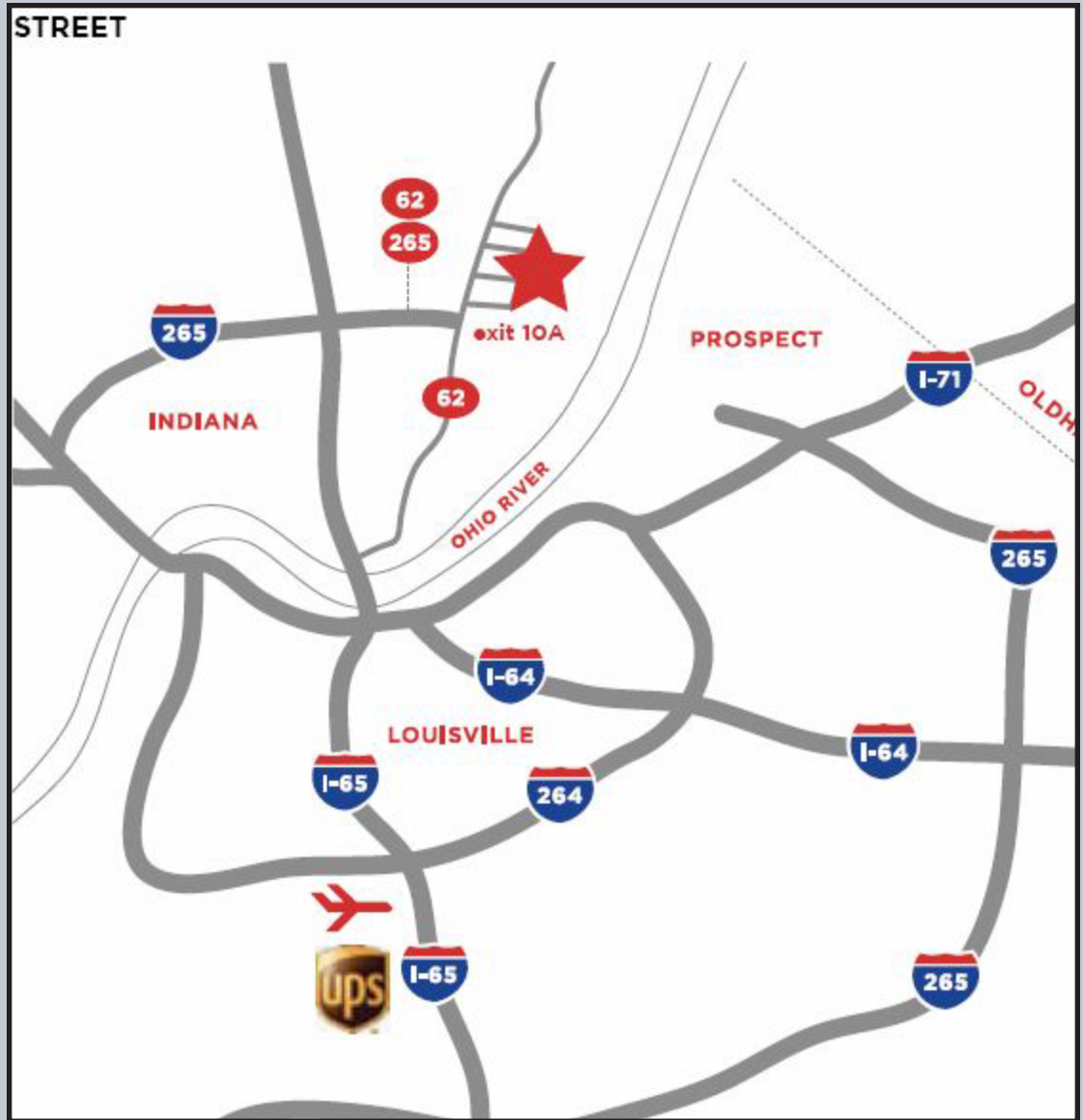




### **Property Features**

- 705,000 square feet
- 37.48 acres
- Concrete tilt-up construction
- Office built-to-suit
- 36' clear height
- ESFR sprinkler system
- 50' x 60' loading bays
- 50' x 50' column spacing
- 175' truck court w/ flow-through design
- 135 dock positions available
- Drive-in loading available
- 178 truck trailer spaces
- 425 automobile parking spaces
- Adjoining site will accommodate up to 1,200,000 SF building





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