



**CAPSTONE**  
Developers of real estate

# RIVER RIDGE CENTER TWO

Located in River Ridge Commerce Center  
Jeffersonville, Indiana (Metro Louisville)



## Under Construction – Building Two

620,000 SF Available in this 620,000 SF Building  
**Building One is complete and has only 100,000 SF now available, but Building Two can be ready for you in less than six months. This new building offers 620,000 SF of Class A, energy efficient, state-of-the-art space with plenty of parking. Unsurpassed quality in a prime location, developed with the experience and design details of Capstone.**

## Features Include:

- 10 minutes to Downtown Louisville
- High visibility and easy access
- One minute to I-265 ramp on HWY 62
- Office space to suit
- Parking – expandable to 1,000 spaces
- ESFR sprinkler system
- Excellent nearby workforce
- Meticulously landscaped, fully irrigated grounds for great curb appeal

FOR LEASING  
INFORMATION  
PLEASE CALL:

Stan Franczek  
Capstone Realty

12910 Shelbyville Rd  
Suite 200  
Louisville, KY 40243

P: 502.254.5001  
F: 502.254.5131

[www.capstonerealty.com](http://www.capstonerealty.com)



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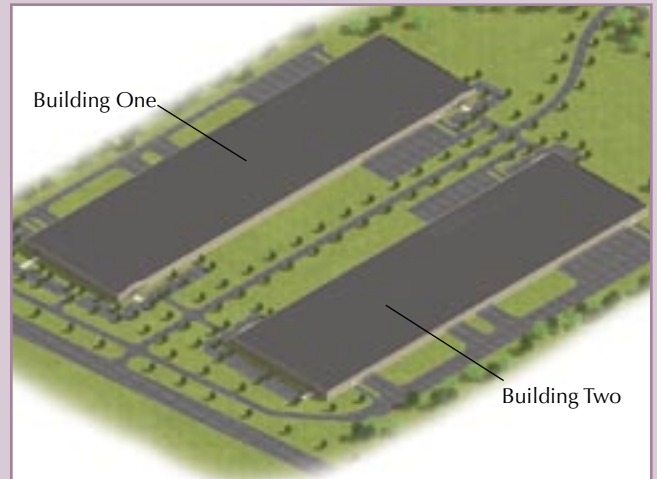
## Location:

**I-65 to I-265 east, Exit Hwy 62 east (10b),  
Travel about a minute ... You're here!  
Downtown Louisville is 10 minutes  
away. UPS "WorldPort" is only 18 short  
interstate minutes.**



## Building Specifications:

- Building Dimensions: 450' x 1,400', cross docked
- Column Spacing: 50' x 50'
- Clear Height: 34' - 31'
- Walls: Insulated, concrete tilt-wall
- Roof: Fully insulated, 15 year warranty
- Lighting: 35 foot candles
- Electric: 3,000+ amps, 480/277v, 3-phase
- Docks: 50 dock doors (expandable to 100+) with fiberglass shelters, bumpers, and 35,000 lb. levelers plus extra large drive-in doors



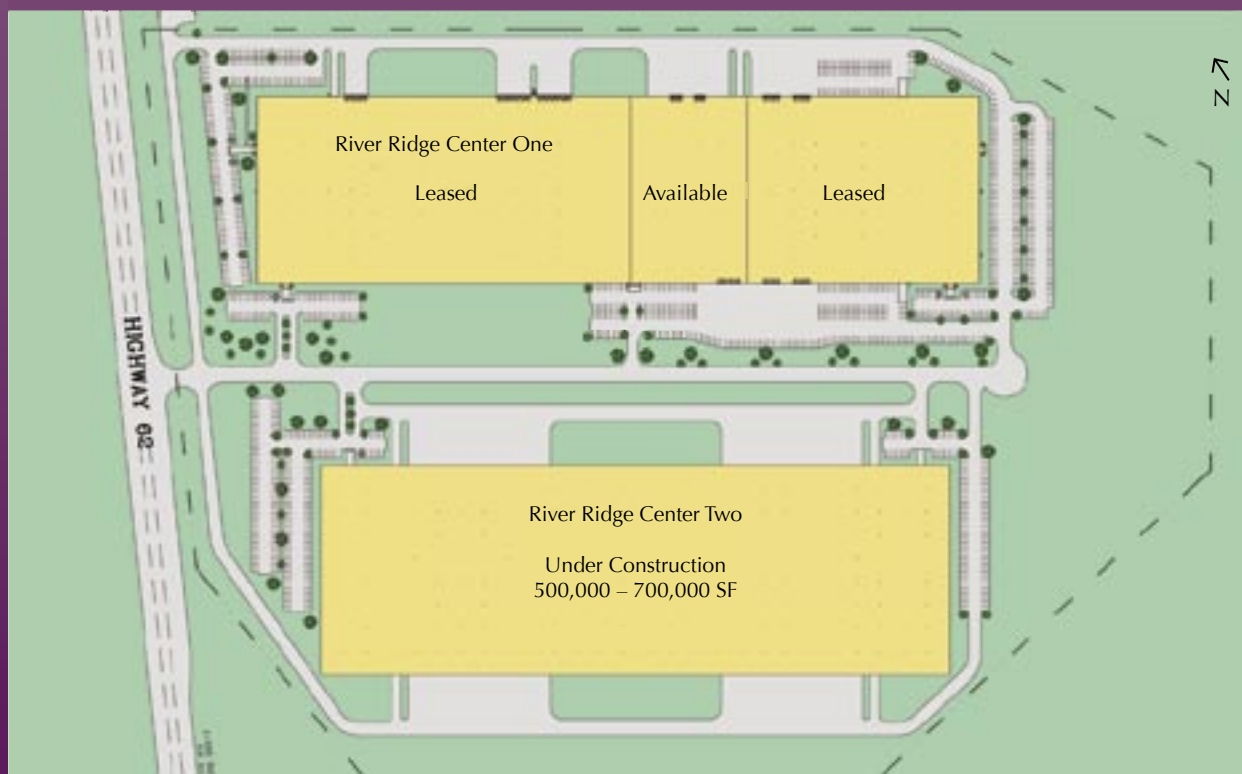
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