



**CAPSTONE**  
Developers of real estate

# RIVER RIDGE CENTER ONE

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



**Now Available**

**100,000 SF**

**Features Include:**

100,000 SF Available in this 620,000 SF Building

**This new building was completed in 2007 and is now the home of two outstanding companies.**

**100,000 SF of Class A space is still available and ready for occupancy within 30 days. Easy access with plenty of parking. Minutes from restaurants and other amenities.**

- 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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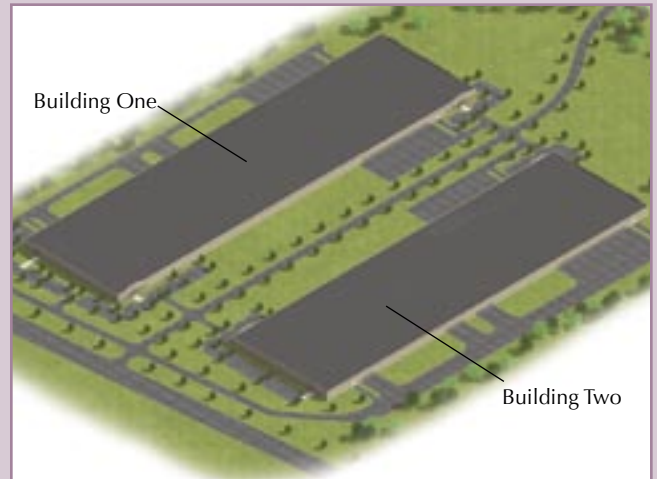
## Location:

**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: 10 dock doors (expandable to 20) with fiberglass shelters, bumpers, and 35,000 lb. levelers plus extra large drive-in doors



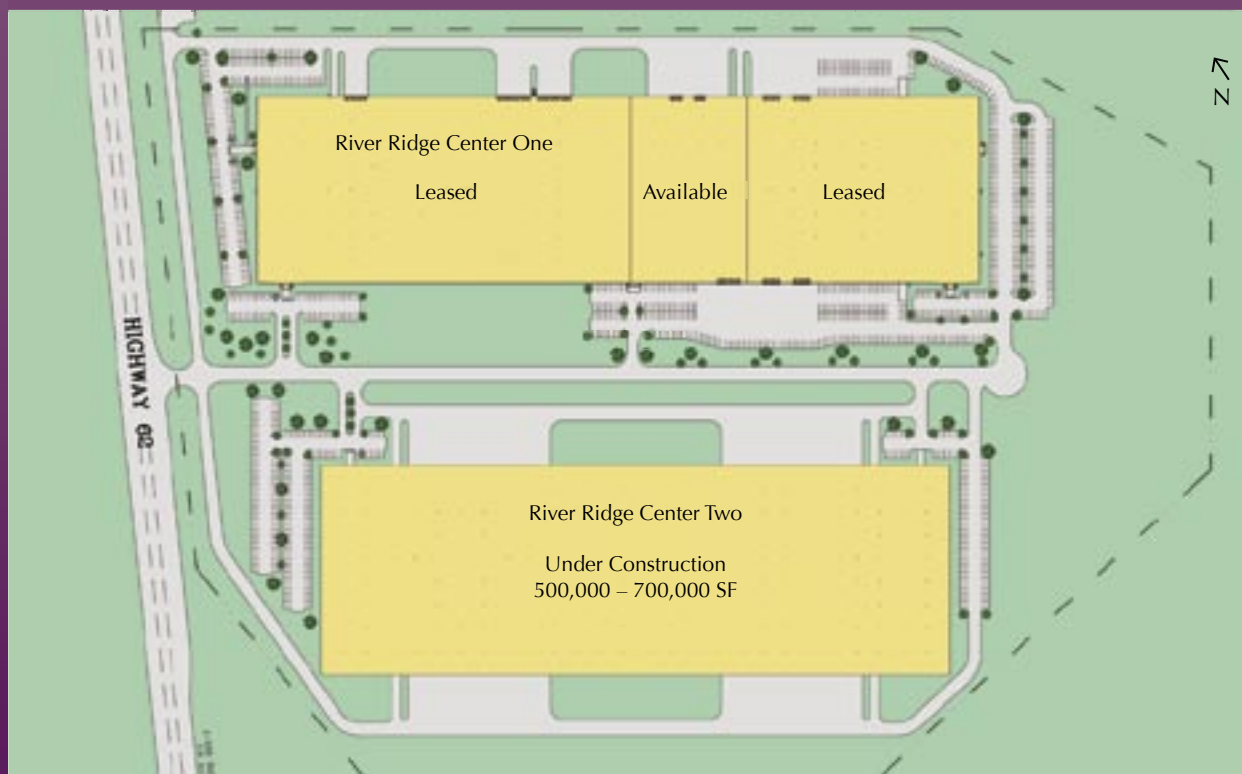
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