



**CAPSTONE**  
Developers of real estate

# RIVER RIDGE CENTER THREE

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



**Now Available**

**40,000 SF**

**Features Include:**

40,000 SF Available in this 105,000 SF Building  
**Just completed, this new building's impressive architecture is combined with functional design and energy efficient construction. Your company's image will benefit from the unmatched appearance of this building and landscaped grounds. Great area workforce availability.**

- 10 minutes to Downtown Louisville
- High visibility and easy access
- About a minute to I-265 ramp
- Office space to suit
- Parking – expandable to 400 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

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★  
Downtown Louisville



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## Location:

**I-65 to I-265 east, to Exit 10B (Hwy 62),  
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: 425' x 250'
- Column Spacing: 50' x 50'
- Clear Height: 32 ft - 26 ft
- Walls: Insulated, concrete tilt-wall
- Roof: 15 year warranty, Fully Insulated for lower operating costs
- Lighting: 35 foot candles
- Electric: 1,000+ amps, 480/277v, 3-phase
- Docks: 3 dock doors (expandable to 8) with shelters and 35,000 lb. levelers plus extra-large drive-in door



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