



NEW CLASS A INDUSTRIAL FOR LEASE
115,572 SF - Completed October, 2025

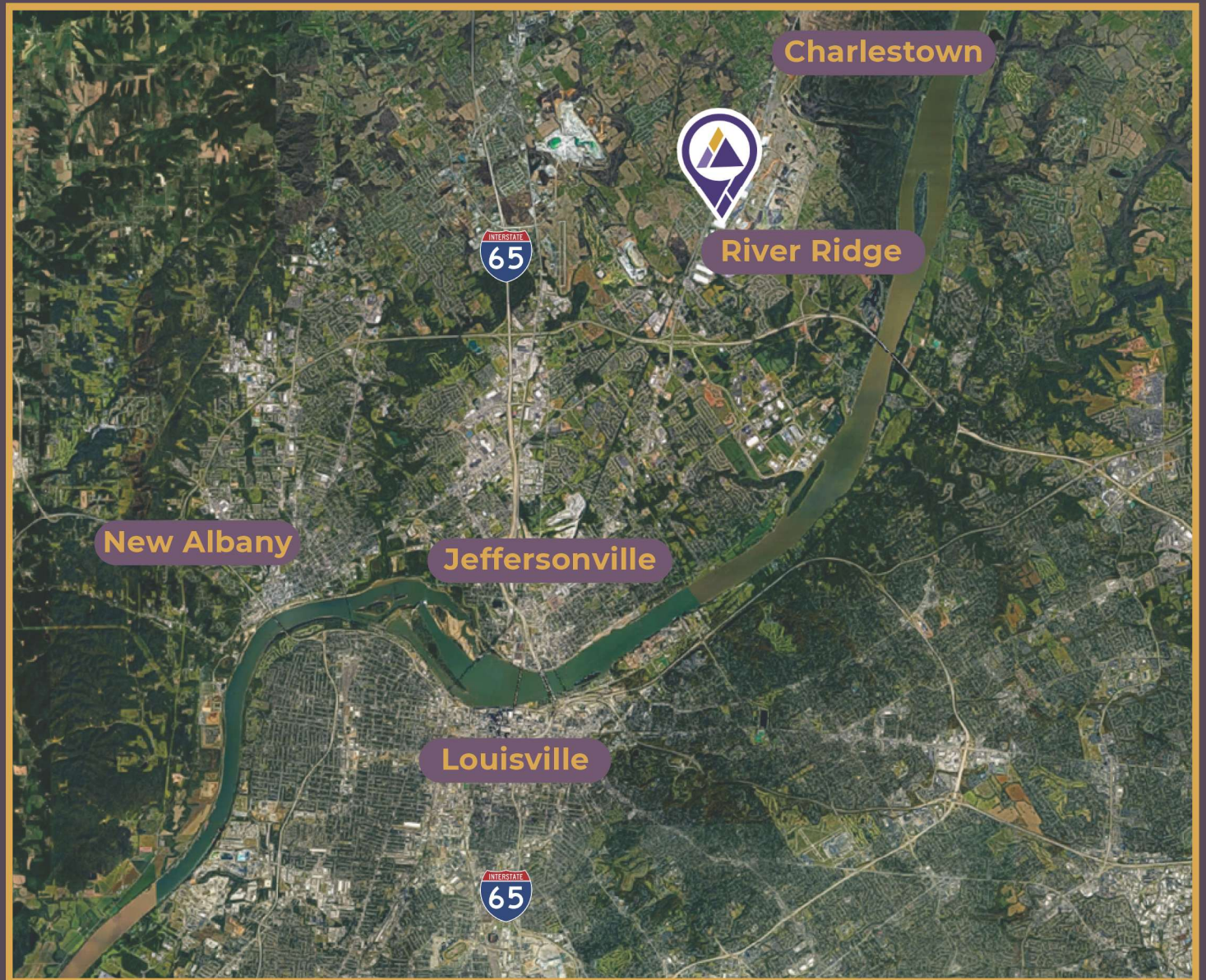
1140 Patrol Road, Jeffersonville, IN 47130



PROJECT SPECS

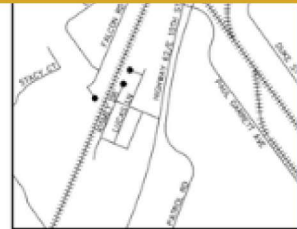
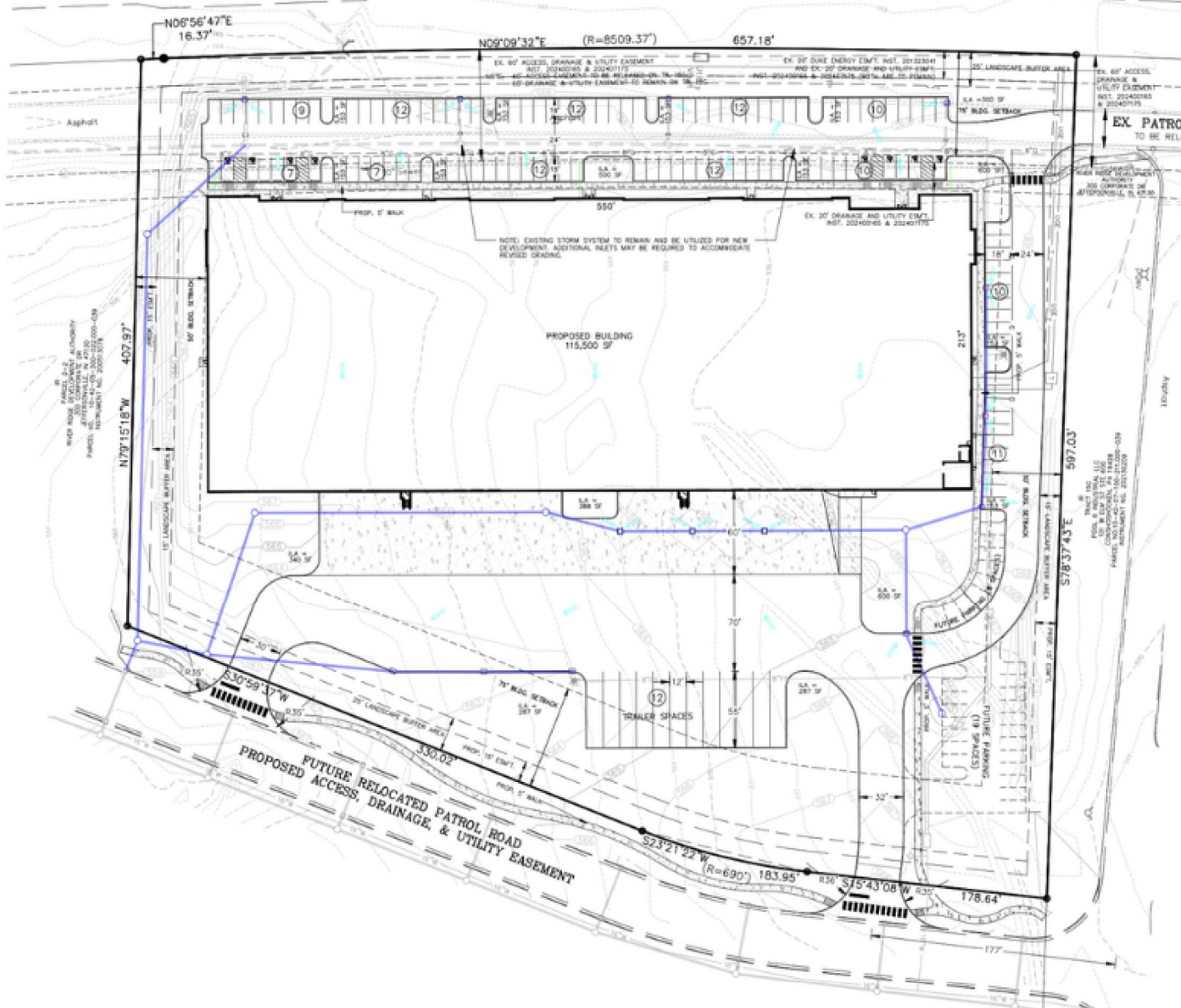
Project Address:	1140 Patrol Road, Jeffersonville, IN
Site:	8.21 acres
Delivery:	Q3 2025
Square Footage:	50,000-115,572
Construction Type:	Pre-cast
Clear Height:	32'
Office:	Build to suit
Docks:	(15) 9x10 insulated with equipment; expandable to 21
Drive-ins:	(1) 12x16 insulated at grade level; expandable to 2
Column Spacing:	50' x 50' bays; 60' speed bay
Parking:	124 (6 ADA)
Trailer Parking:	12; expandable to 31
Fire Sprinkler:	ESFR
Electric Service:	2000 Amp, 3 phase, 480v/277
Warehouse Lighting:	High Bay LED (30 FC Minimum)
Floor Slab:	6'' un-reinforced slab
Roof:	45 mil TPO with R-20 insulation
Zoning:	IR

LOCATION MAP



Site Plan

EAST 10TH ST (STATE ROAD 62)



PROJECT DATA

TOTAL SITE AREA	= 8.18 Ac. (352,836 SF)
EXISTING ZONING	= IR
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= OFFICE WAREHOUSE/DISTRIBUTION
PROPOSED BUILDING AREA	= 115,500 SF
F.A.R.	= 0.3
BUILDING HEIGHT	= 45' (60' MAX. ALLOWED RIVER RIDGE + JEFFERSONVILLE USD)
LOT COVERAGE/IMPERVIOUS AREA	= 67% (234,560 SF) (70% JEFFERSONVILLE R 100 SEC 3.3.3 MAX LOT COVERAGE (70% RIVER RIDGE MAX IMPERVIOUS AREA))
PARKING REQUIRED (BY RIVER RIDGE)	
OFFICE AREA (11,550 SF)	= 29 SPACES REQUIRED
1 SP/400 SF	
WAREHOUSE AREA (103,950 SF)	= 69 SPACES REQUIRED
1 SP/1500 SF	
TOTAL PARKING REQUIRED	= 98 SPACES REQUIRED
PARKING PROVIDED	
FUTURE PARKING	= 124 SPACES (8 ADA SPACES INCLUDED)
PARKING LOT AREA	= 43,445 SF (DOES NOT INCLUDE DOCK AREA OR FUTURE PARKING LOT AREA)
DOCK AREA	= 7,732 SF
INTERIOR LANDSCAPE AREA	
10% OF PARKING AREA RECD	= 4,344 SF
ILA PROVIDED	= 4,679 SF
EXISTING IMPERVIOUS	
PROPOSED IMPERVIOUS	= 18,763 SF
	= 236,560 SF

- GENERAL NOTES:**
- Parking areas and drive lanes to be a hard and durable surface.
 - Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the drip line of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
 - Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads.
 - Boundary information derived from Hart's Surveying & Engineering Alta Survey dated 07/25/24.
 - All areas to contain landscape materials shall include irrigation.
 - Drainage pattern depicted by arrows (→) is for conceptual purposes.
 - All walkways and cross walks shall be ADA compliant.

RIVER RIDGE

DEVELOPMENT AUTHORITY

DEVELOPMENT PLAN

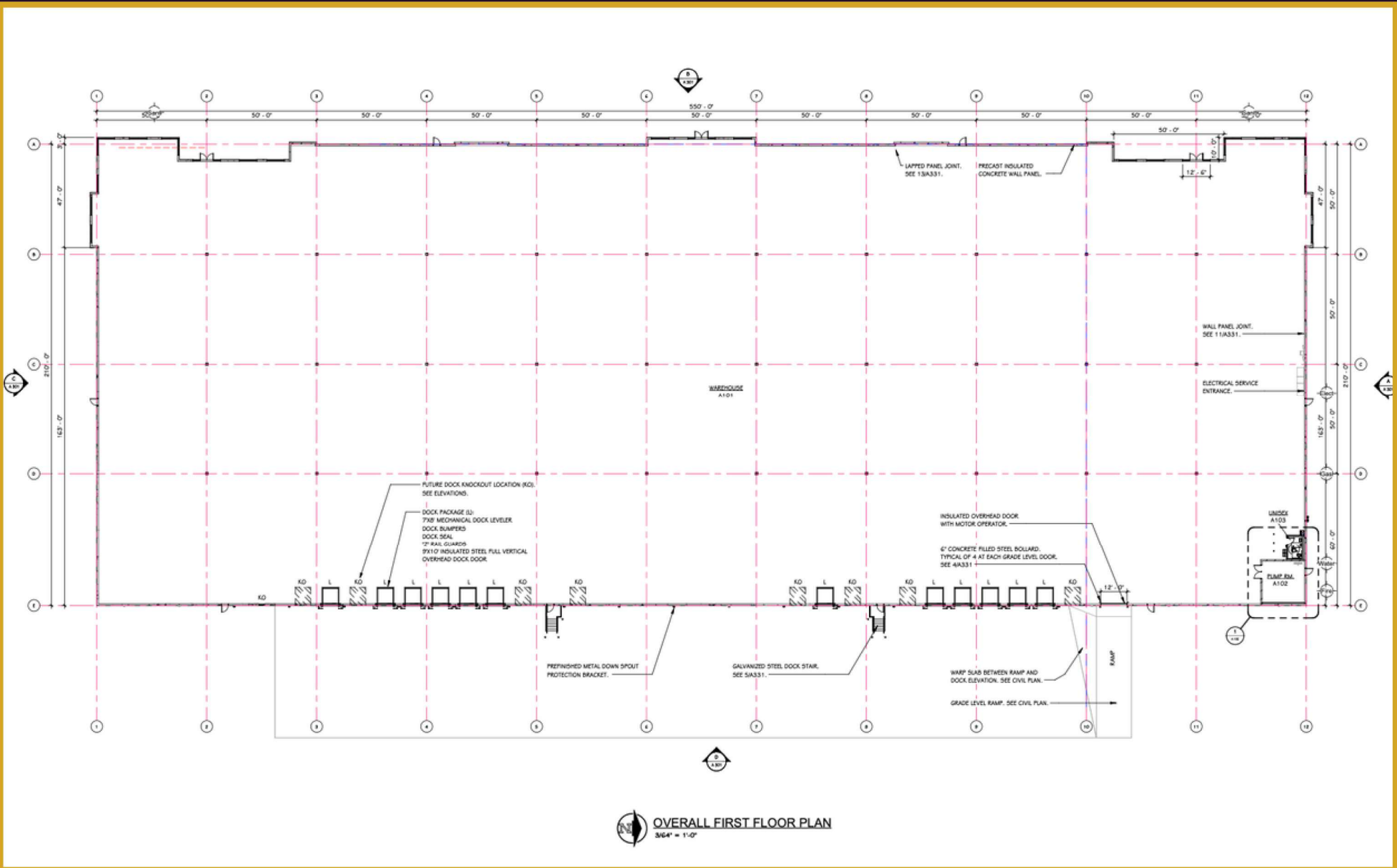
APPROVAL

BY **TVittitow**

TITLE **SEN. DIR. PROJECTS & PLANNING**

DATE **11/04/2024**

Floor Plan



ABOUT RIVER RIDGE COMMERCE CENTER

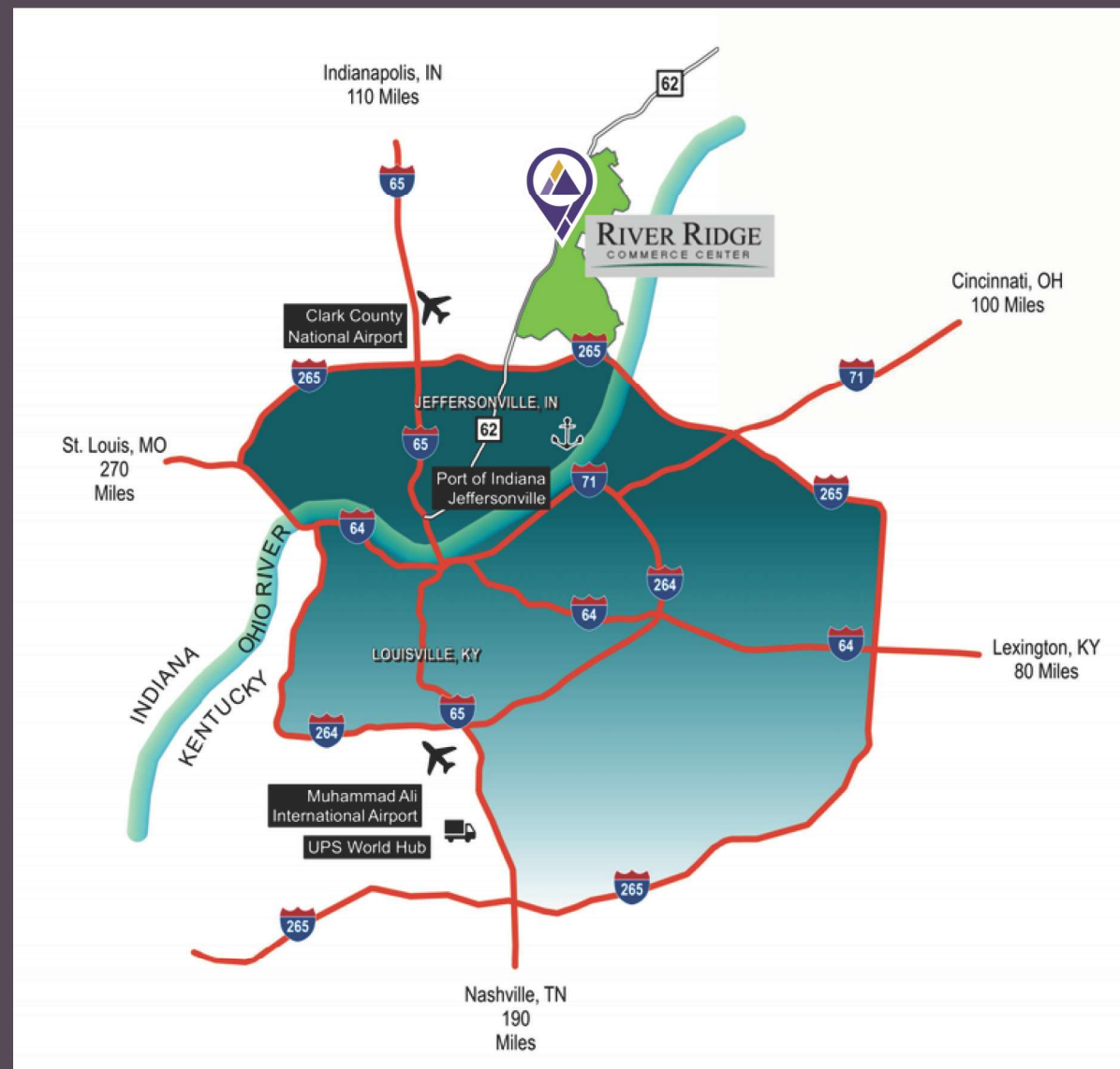
River Ridge Commerce Center is a 6,000+/- acre industrial park home to nearly 20,000 employees and companies such as Meta, Amazon, GE, Kroger, Medline and Pharmacord. The commerce center has a \$3bn regional economic impact, and is considered one of the premier industrial parks in the country.

River Ridge Facts:

- 6,000 Acre Industrial Park
- More than 60% developed
- 20,000+/- employees
- Major employers include Meta (Facebook), Amazon, GE, Kroger, Niagra, Medline, Pharmacord & more
- \$3.04 bn regional economic impact
- 20 minute drive time from UPS Worldport/Louisville Muhammad Ali Int'l Airport

To learn more about River Ridge:

<https://www.riverridgecc.com/why-river-ridge/>



RIVER RIDGE
COMMERCE CENTER



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