



FOR LEASE

New Class A Industrial For Lease

River Ridge Commerce Center
1140 Patrol Road | Jeffersonville, IN 47130

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DETAILS

Construction Completed Q4 2025

Property name

River Ridge Commerce Center

Total Building Size

115,572 SF

Available SF

63,500 SF

Office SF

BTS

Year Built

2025

Zoning

IR

Construction Type

Pre-Cast

Fire Sprinkler

ESFR

Car Parking

124 (6 ADA)

Trailer Parking

12; expandable to 31

Clear Height

32'

Docks

5: 9x10 insulated with equipment; expandable to 11

Drive-ins

1: 12x16 insulated at grade level

Column Spacing

50x50 bays; 60' speed bay

Electric

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



SITEPLAN

S66°56'47"E
16.37'

N09°09'32"E (R=8509.37')

657.18'

EX. 60' ACCESS, DRAINAGE & UTILITY EASEMENT
INST. 202400165 & 202407175
NOTE: 60' ACCESS EASEMENT TO BE RELEASED ON TR. 1500
60' DRAINAGE & UTILITY EASEMENT TO REMAIN ON TR. 1500

EX. 20' DUKE ENERGY ESM'T. INST. 201323041
AND EX. 20' DRAINAGE AND UTILITY ESM'T.
INST. 202400165 & 202407175 (BOTH ARE TO REMAIN)

25' LANDSCAPE BUFFER AREA
ILA = 300 SF
75' BLDG. SETBACK

EX. 60' ACCESS, DRAINAGE & UTILITY EASEMENT
INST. 202400165 & 202407175
EX. PATROL ROAD
TO BE RELOCATED

RIVER RIDGE DEVELOPMENT
AUTHORITY
300 CORPORATE DR
JEFFERSONVILLE, IN 47130

EX. 20' DRAINAGE AND UTILITY ESM'T.
INST. 202400165 & 202407175

NOTE: EXISTING STORM SYSTEM TO REMAIN AND BE UTILIZED FOR NEW
DEVELOPMENT. ADDITIONAL INLETS MAY BE REQUIRED TO ACCOMMODATE
REVISED GRADING.

PROPOSED BUILDING
115,500 SF

PARCEL D-2
RIVER RIDGE DEVELOPMENT AUTHORITY
300 CORPORATE DR
JEFFERSONVILLE, IN 47130
PARCEL NO. 10-42-06-300-000-039
INSTRUMENT NO. 200513076

N79°15'18"W 407.97'

15' LANDSCAPE BUFFER AREA
50' BLDG. SETBACK
PROP. 15' ESM'T.

PROPOSED FUTURE RELOCATED PATROL ROAD
ACCESS, DRAINAGE, & UTILITY EASEMENT

TRACT 15C
POOL & INDUSTRIAL LLC
300 CORPORATE DR
JEFFERSONVILLE, IN 47130
PARCEL NO. 10-42-07-100-211-000-039
INSTRUMENT NO. 202130209

S78°37'43"E 597.03'

15' LANDSCAPE BUFFER AREA
50' BLDG. SETBACK
PROP. 15' ESM'T.

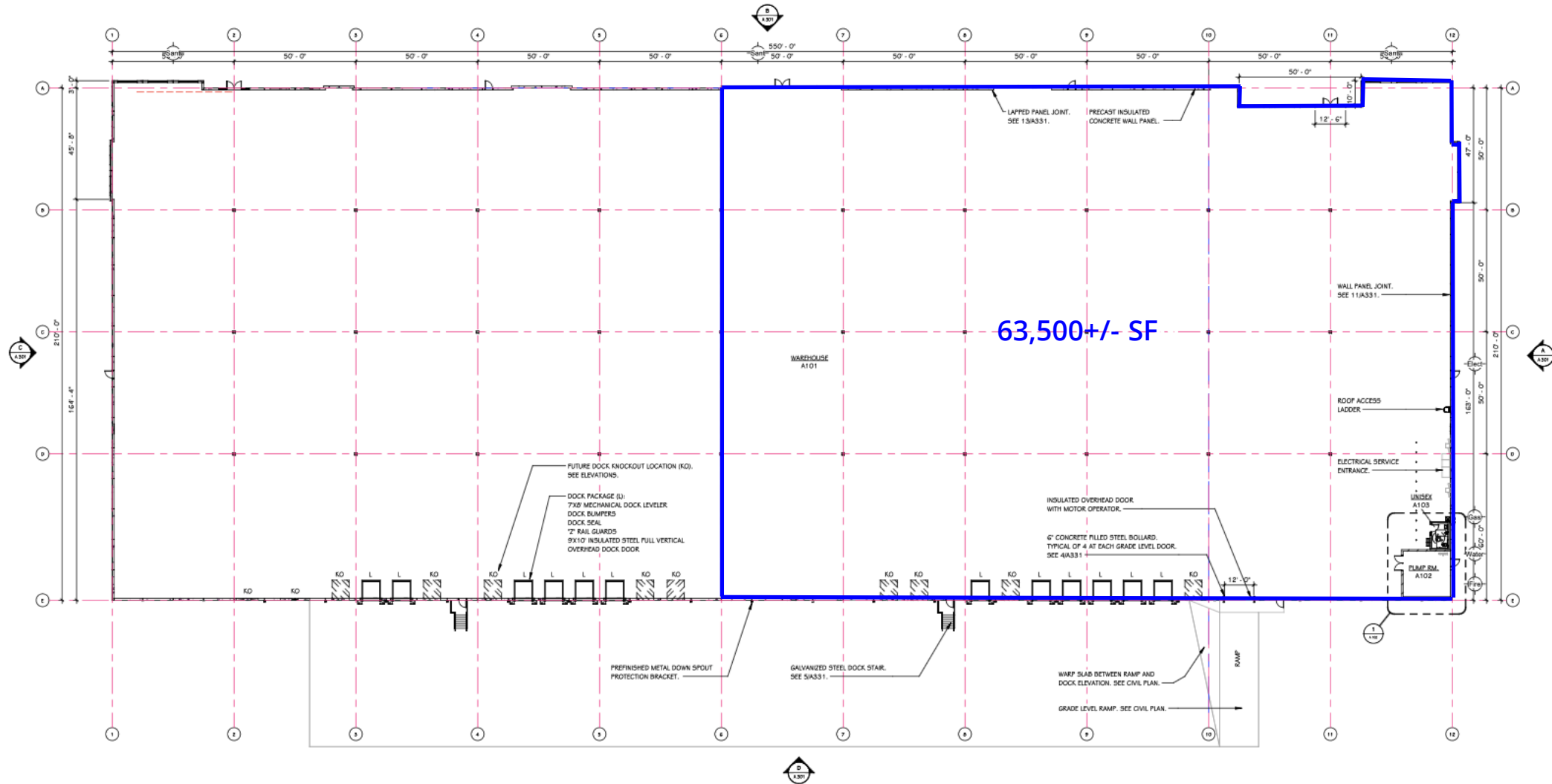
FUTURE PARKING
(19 SPACES)
PROP. 5' WALK

TRAILER SPACES

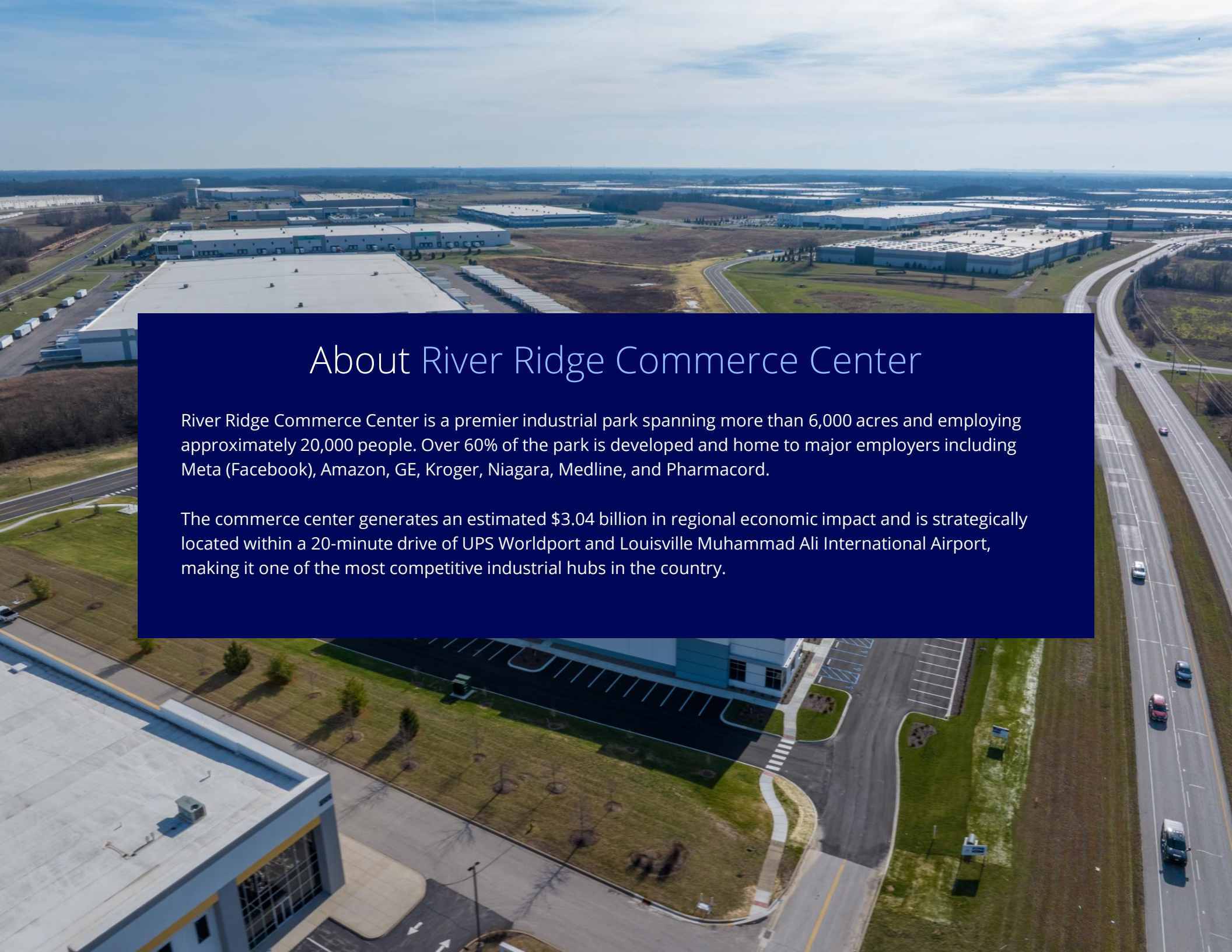
S23°21'22"W (R=690') 183.95'

S15°43'08"W R35' 178.64'

FLOORPLAN



OVERALL FIRST FLOOR PLAN
3/64" = 1'-0"

An aerial photograph of the River Ridge Commerce Center, showing several large industrial buildings with white roofs and blue accents. The center is surrounded by parking lots, roads, and some undeveloped land. A multi-lane highway runs along the right side of the image. The sky is blue with some clouds.

About River Ridge Commerce Center

River Ridge Commerce Center is a premier industrial park spanning more than 6,000 acres and employing approximately 20,000 people. Over 60% of the park is developed and home to major employers including Meta (Facebook), Amazon, GE, Kroger, Niagara, Medline, and Pharmacord.

The commerce center generates an estimated \$3.04 billion in regional economic impact and is strategically located within a 20-minute drive of UPS Worldport and Louisville Muhammad Ali International Airport, making it one of the most competitive industrial hubs in the country.



View online at
colliers.com/louisville

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