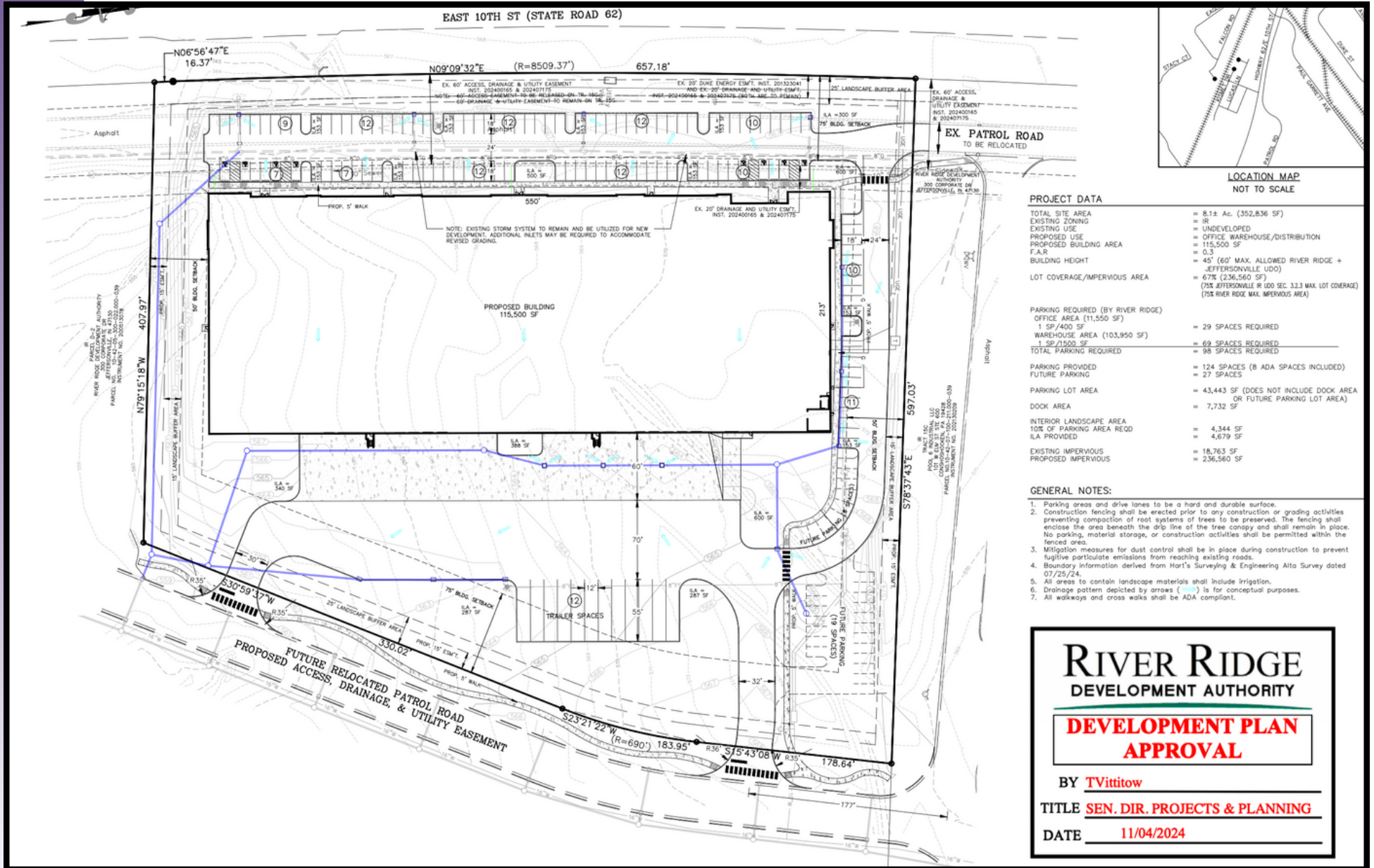


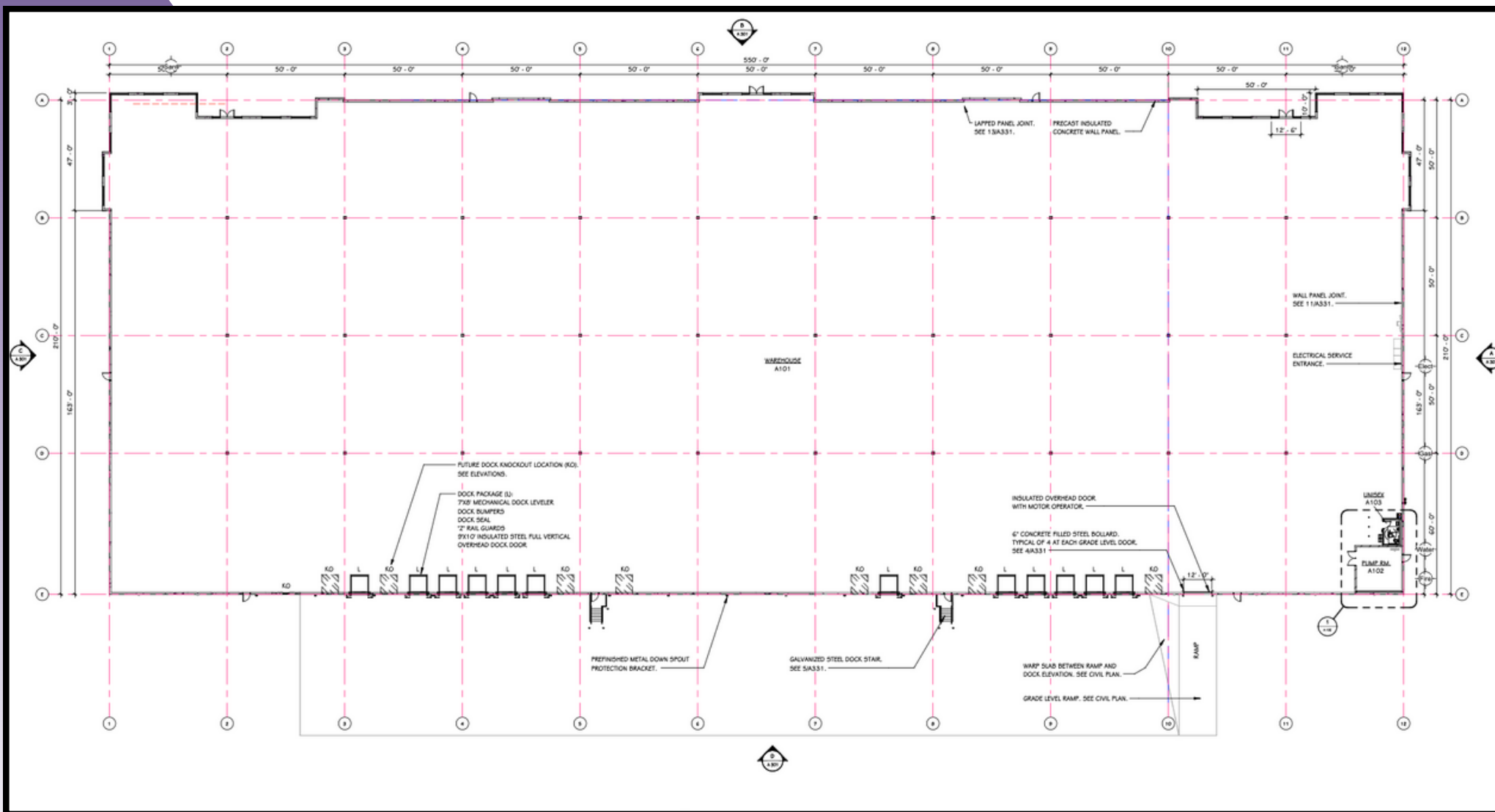


CLASS A NEW CONSTRUCTION INDUSTRIAL FOR LEASE
LOCATED IN RIVER RIDGE COMMERCE CENTER
AVAILABLE Q3 2025



**1140 Patrol Road, Jeffersonville, IN
SITE PLAN**



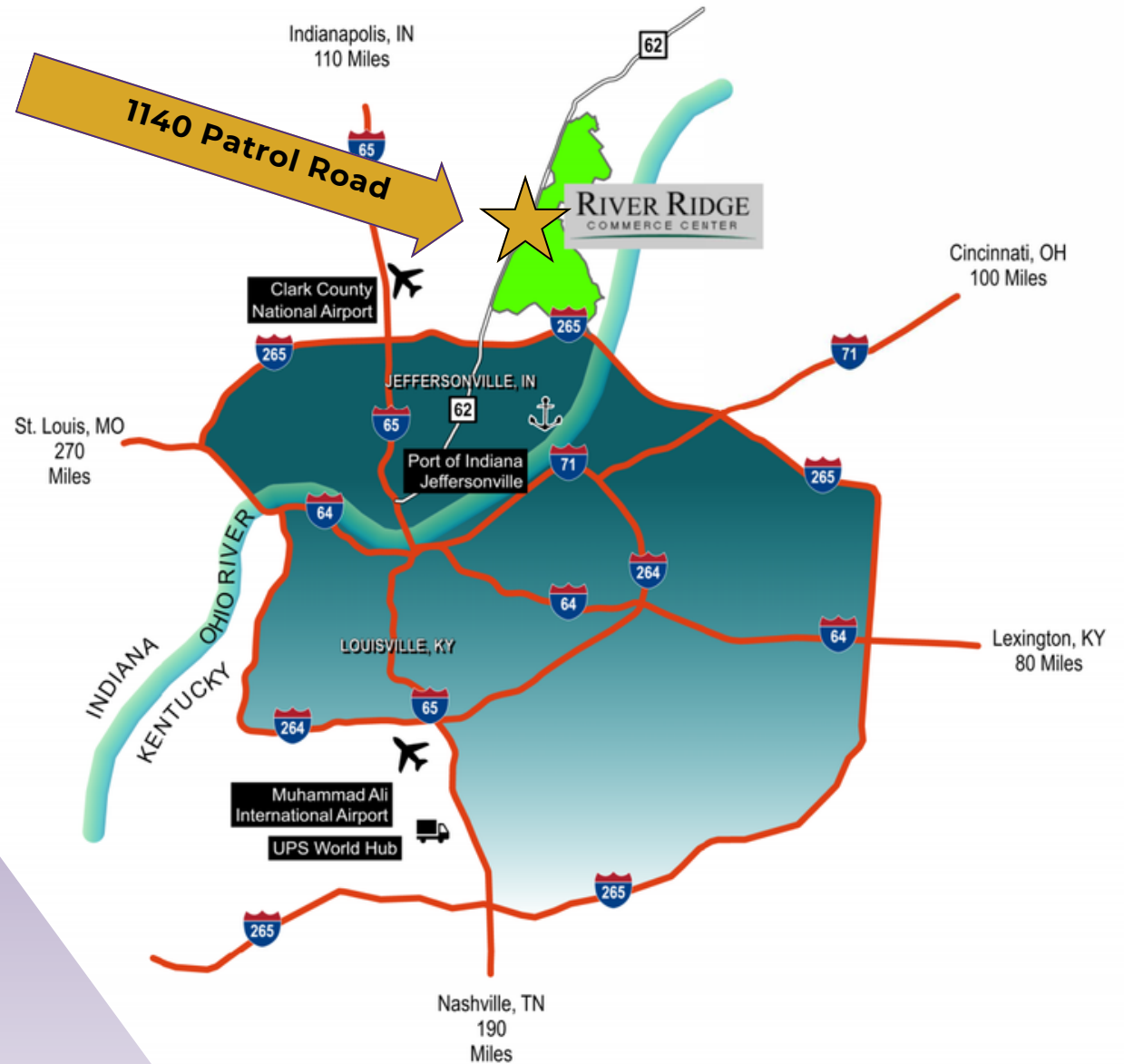


1140 Patrol Road, Jeffersonville, IN
PROJECT SPECS



Project Address:	1140 Patrol Road, Jeffersonville, IN
Site:	8.21 acres
Delivery:	Q2 2025
Square Footage:	50,000-115,572
Construction Type:	Pre-cast
Clear Height:	32'
Office:	Build to suit
Docks:	(15) 9x10 insulated with equipment
Drive-ins:	(2) 12x16 insulated at grade level
Column Spacing:	50' x 50' bays; 60' speed bay
Parking:	124 (6 ADA); 12 trailer
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

1140 Patrol Road, Jeffersonville, IN LOCATION



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