



**CLASS "A" INDUSTRIAL FOR LEASE BY GLOBAL DEVELOPER
LOCATED IN RIVER RIDGE COMMERCE CENTER
AVAILABLE Q4 2024**





This Jeffersonville Indiana industrial property presents a unique opportunity to work with a global developer in a high-demand business park.



PROPERTY INFO:

Build to Suit

250,100 SF Available

Cold Storage, Logistics, Advanced Manufacturing, Food and Beverage, R&D, EV Tech, Medical, Data Center

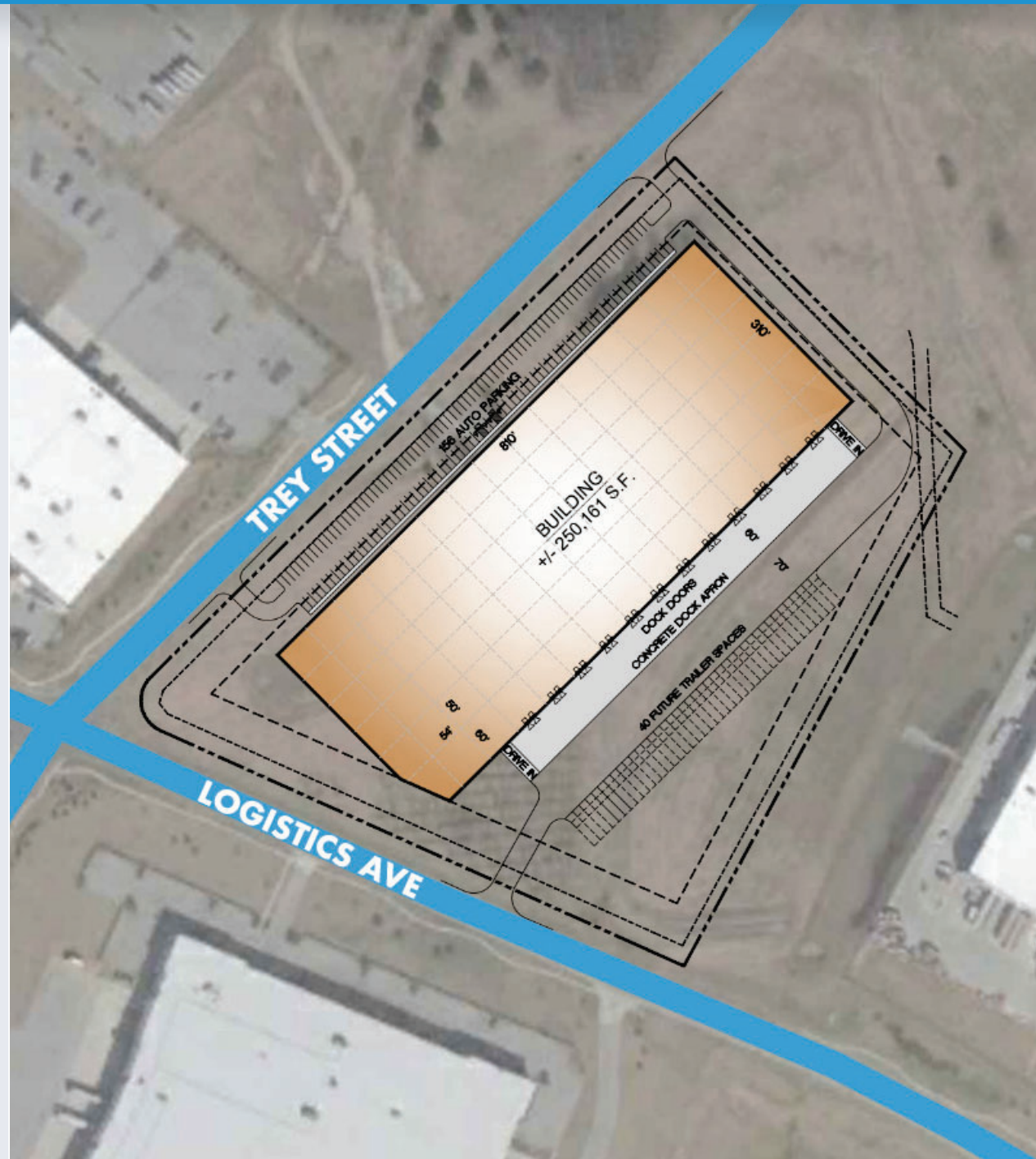
River Ridge Commerce Center in Jeffersonville, Indiana

Available as soon as Q4 of 2024

SEE AGENT FOR PRICING

PROPERTY FEATURES

Site	15 +/- acres
Available Space	250,100 +/- SF (310 x 810)
Speculative Office	2,000 SF
Construction Type	Load-bearing concrete tilt wall/ precast panels
Column Spacing	54' x 50', Speed Bay 54' x 60'
Clear Height	32'
Dock Doors	20 with 40,000 lb. levelers, seals, bumpers and LED lighting
Drive-In Doors	3 with electric operators
Truck Court	130' (60' concrete apron and 70' HD asphalt)
Fire Protection	ESFR
Roof	TPO 45-mil membrane with R-20 insulation
Floors	7" un-reinforced, 4,000 PSI on 4" aggregate base
Electrical Service	1,500 amp
Lighting	LED 30,000 LM high bay fixtures
Auto Parking	156
Trailer Storage	40
Zoning	IR

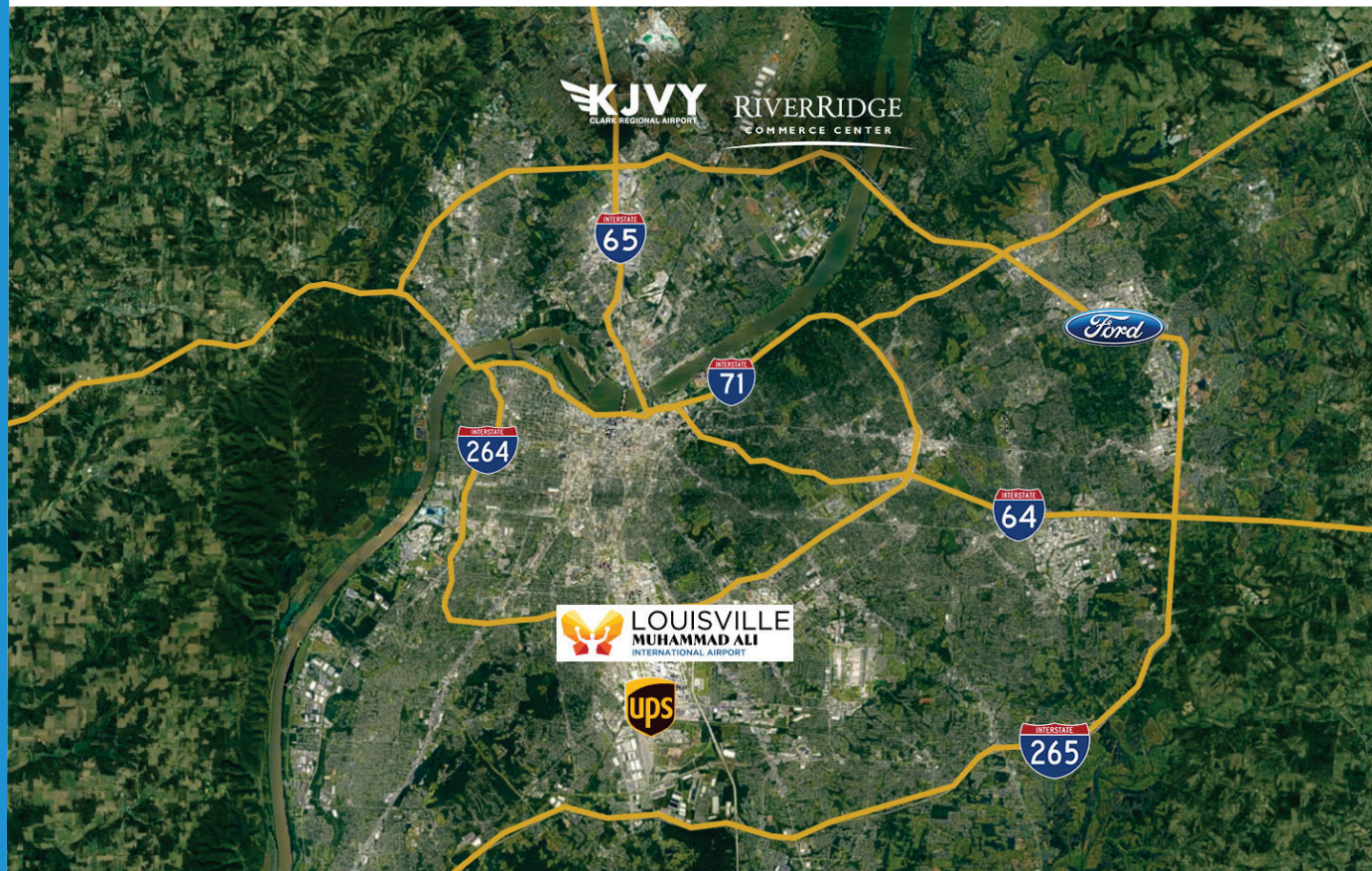


LOCATION



RIVER RIDGE

- 6,000 Acre Industrial Park
- 60+ Companies
- \$2.5bn Economic Impact
- 12.5 miles to Louisville Muhammad Ali International Airport (home to UPS Worldport, the logistics company's largest cargo air hub in the world)



DISTANCES TO MAJOR US CITIES

Cincinnati	96.7 Miles
Indianapolis	112 Miles
Nashville	187 Miles
St. Louis	267 Miles
Chicago	295 Miles
Atlanta	433 Miles



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