

# River Ridge Tract 22F

230 Paul Garrett Avenue, Jeffersonville, IN

[www.cbre.com/louisville](http://www.cbre.com/louisville)

81,482+/- SF



## Property Highlights

- 81,482+/- SF available
- 6.31+/- acres
- BTS office area
- 8 equipped dock doors, expandable to 14
- 1 (12' X 14') drive-in door
- 71 car parking spaces, expandable to 84
- 11 truck parking spaces
- 32' clear height
- LED lighting
- ESFR sprinkler system
- 4.5 miles to I-265
- 7 miles to I-65
- 10.2 miles to I-71
- Contact agent for pricing

## Contact Us

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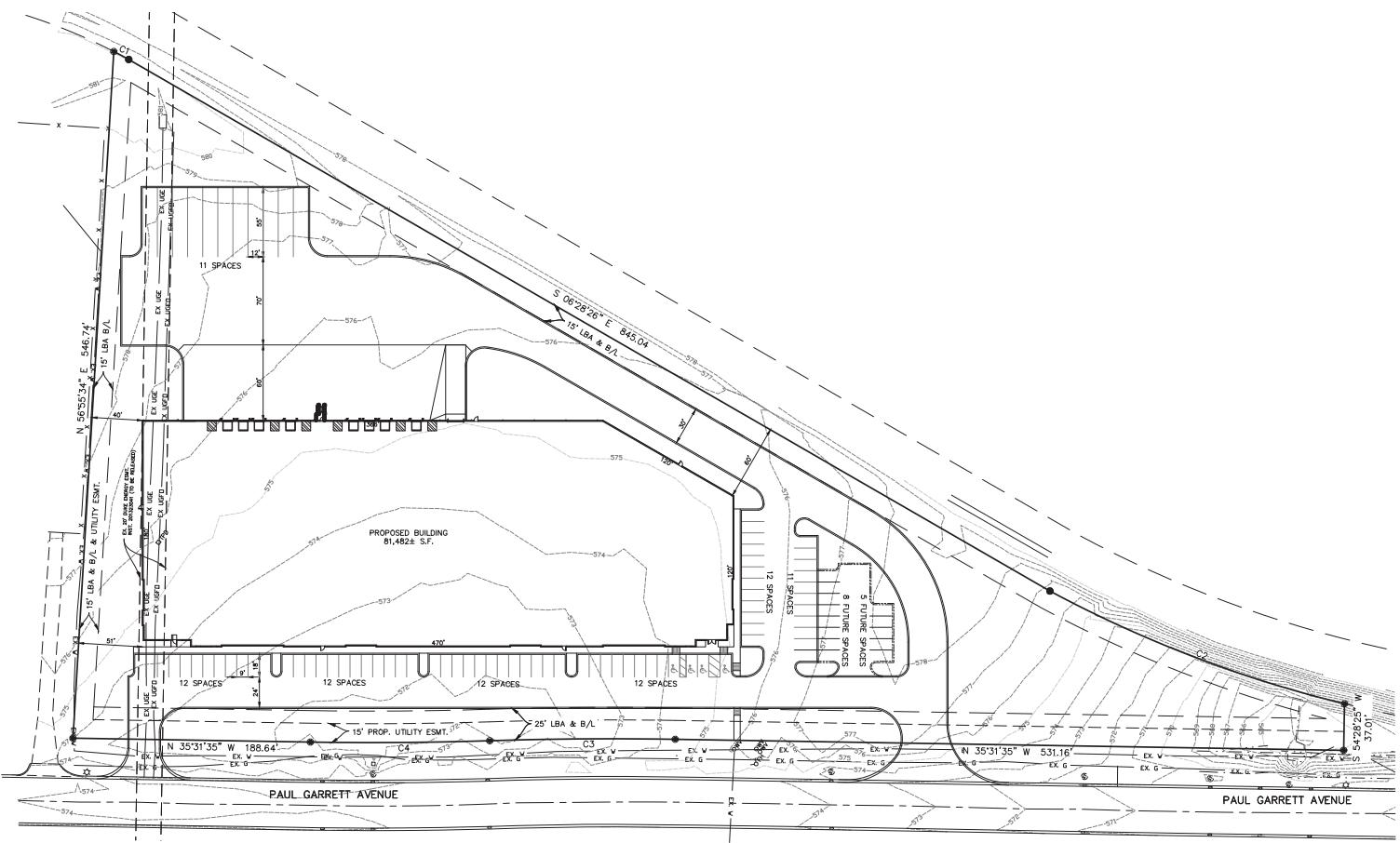
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Jeffersonville, IN

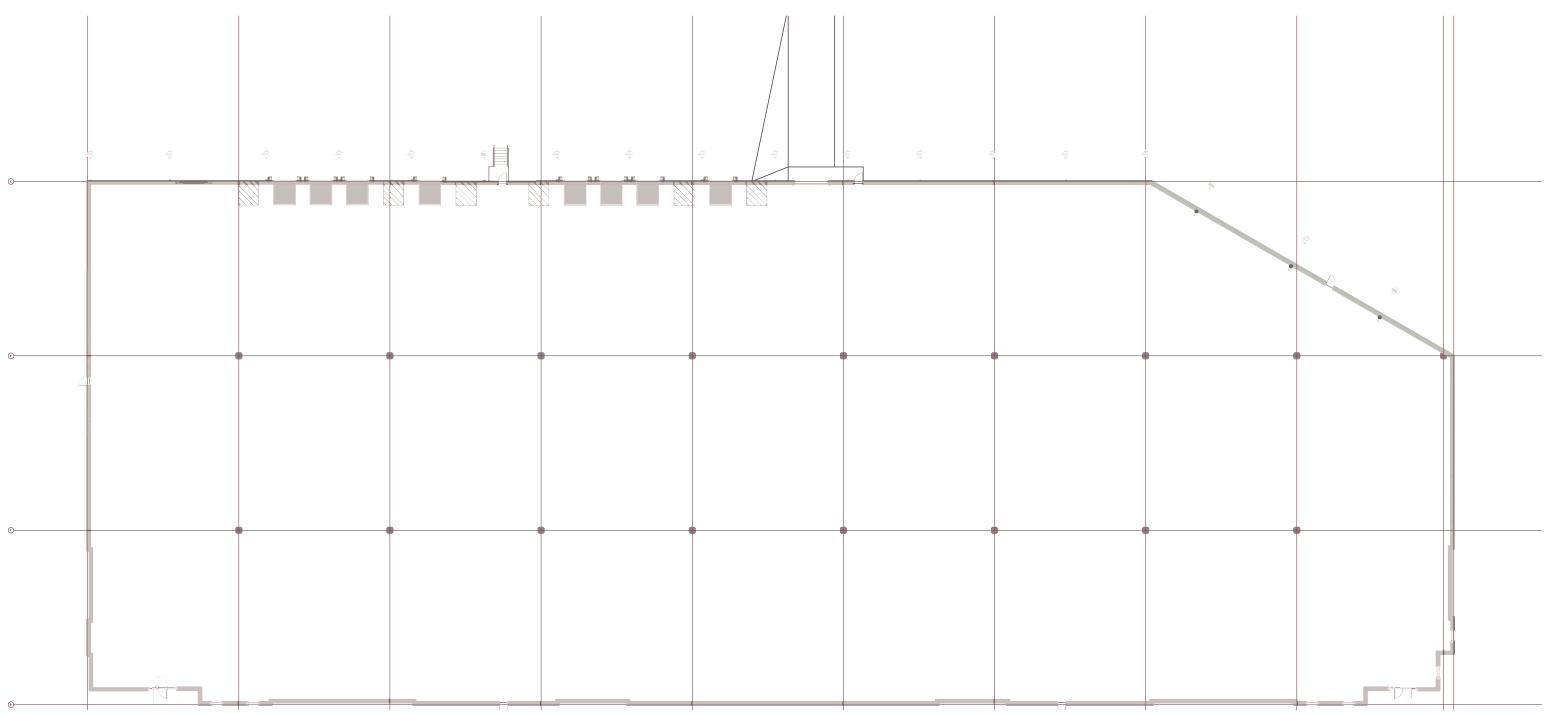
## BUILDING 1 SPECS

Available Space	81,482+/- square feet
Office Area	BTS
Construction Type	Concrete Tilt Wall
Clear Height	32'
Fire Suppression	ESFR
Dock Doors	(8) 9' X 10' (equipped, expandable to 14)
Drive-In Doors	(1) 12' X 14'
Column Spacing	60' X 52'
Speed Bay	60'
Lighting	LED
Electric	2,000 amp, 480/277v
Roof	45 Mil TPO with 15 year warranty
Truck Court	130'
Car Parking	71 spaces
Trailer Parking	11 spaces
Slab	6" unreinforced concrete slab
Zoning	I-R
Floor Loading	4000 PSI

## SITE PLAN

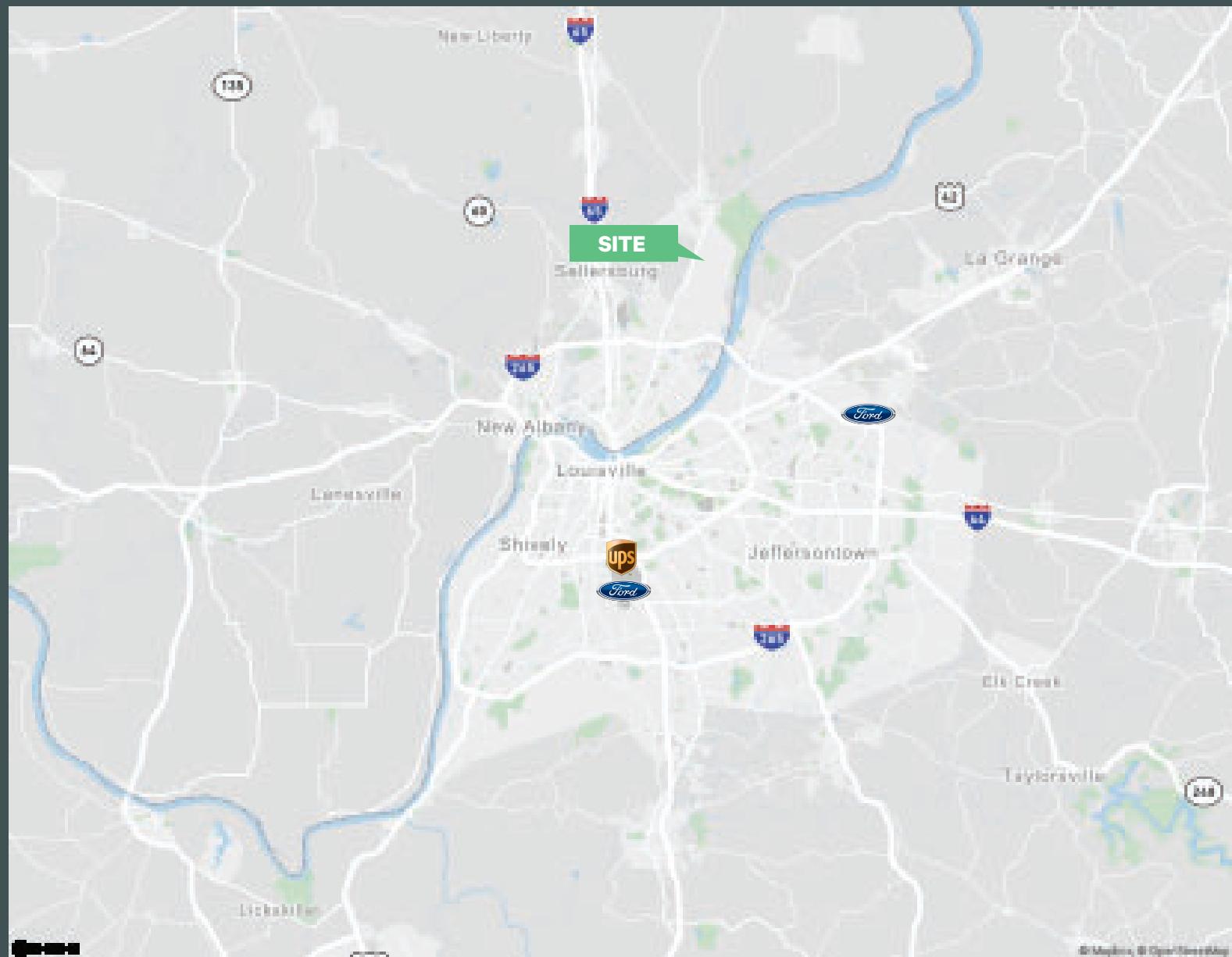


## FLOOR PLAN



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