



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**

50,000 – 115,572 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**

10: 9x10 insulated with equipment; expandable to 21

**Drive-ins**

1: 12x16 insulated at grade level; expandable to 2

**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

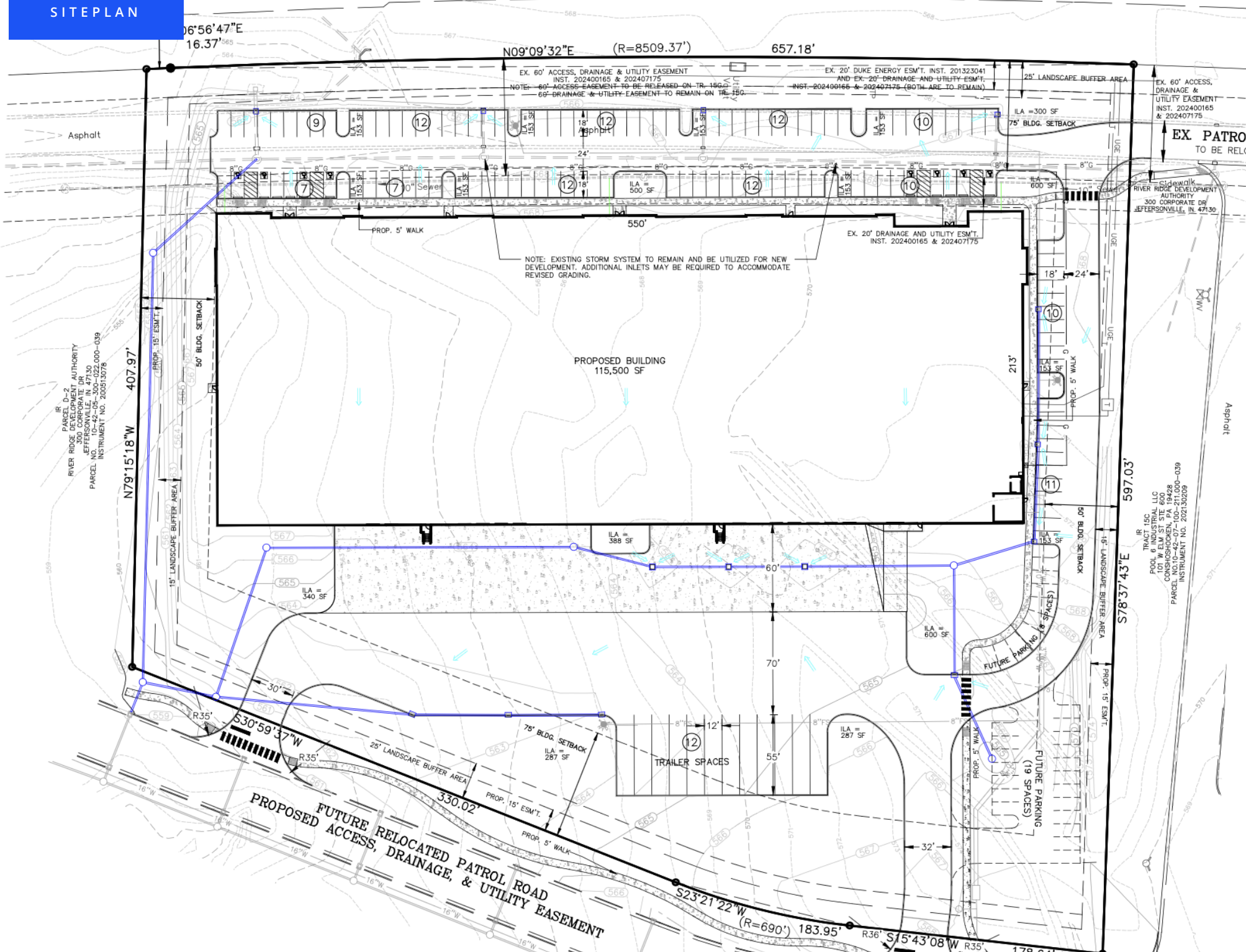
**Roof**

45 mil TPO with R-20 insulation



**SITEPLAN**

EAST 10TH ST (STATE ROAD 62)



N06°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. 15C  
60' DRAINAGE & UTILITY EASEMENT TO REMAIN ON TR. 15C

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

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

Asphalt

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. 10-42-05-300-000-039  
INSTRUMENT NO. 200513076

N79°15'18"W  
407.97'

15' LANDSCAPE BUFFER AREA  
50' BLDG. SETBACK

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'

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

S23°21'22"W (R=690')  
183.95'

S15°43'08"W R35'  
178.64'

330.02'

S30°59'37"W  
R35'

R35'

75' BLDG. SETBACK  
ILA = 287 SF

ILA = 287 SF

ILA = 600 SF

ILA = 340 SF

ILA = 388 SF

ILA = 153 SF

ILA = 153 SF

ILA = 600 SF

ILA = 300 SF

75' BLDG. SETBACK

25' LANDSCAPE BUFFER AREA

Asphalt



An aerial photograph of the River Ridge Commerce Center, an industrial park. The image shows several large, modern industrial buildings with white roofs and blue accents. A multi-lane highway runs along the right side of the park. The sky is blue with some light clouds. A dark blue rectangular box is overlaid on the center of the image, containing white text.

## 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](https://colliers.com/louisville)

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