



FOR LEASE

# Industrial Build to Suit Opportunity

## Up to 175,000 SF

River Ridge Commerce Center Tract 16-G  
1060 Trey St | Jeffersonville, IN 47130

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# BUILDING SPECS

**Project Address:** 1060 Trey Street, Jeffersonville, IN

**Site:** 13.1 Acres

**Square Footage:** Up to 175,000

**Construction Type:** Pre-cast panels

**Clear Height:** 32' (or to suit)

**Office:** BTS

**Docks:** Up to (34) 9x10 insulated with equipment

**Drive-ins:** Up to (3) 12x16 insulated at grade level

**Column Spacing:** 50' x 50' bays

**Parking:** 144 (12 ADA)

**Fire Sprinkler:** ESFR

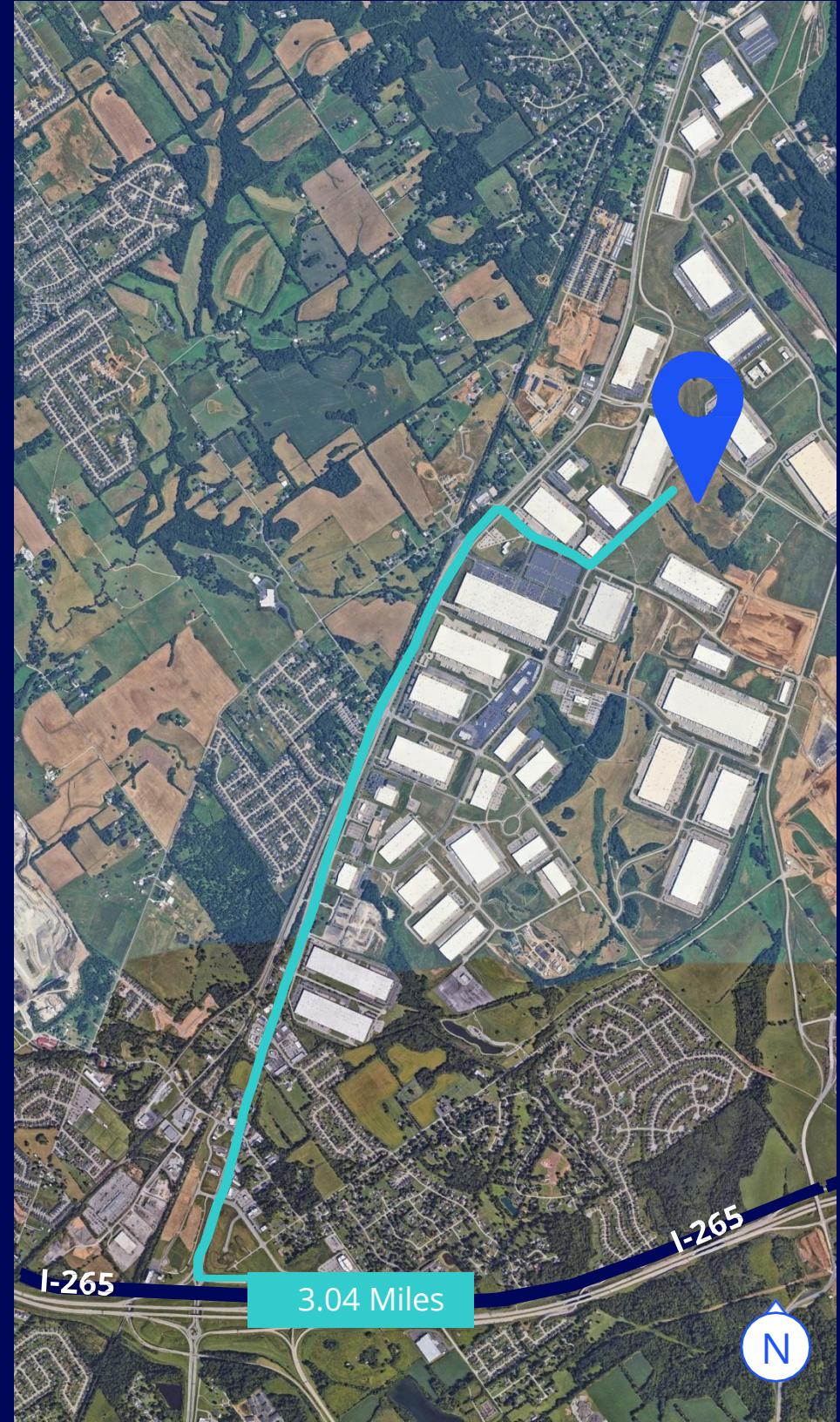
**Electric Service:** 2000 amp, 3 phase, 480v/277 (minimum)

**Warehouse Lighting:** High Bay LED (FC to suit)

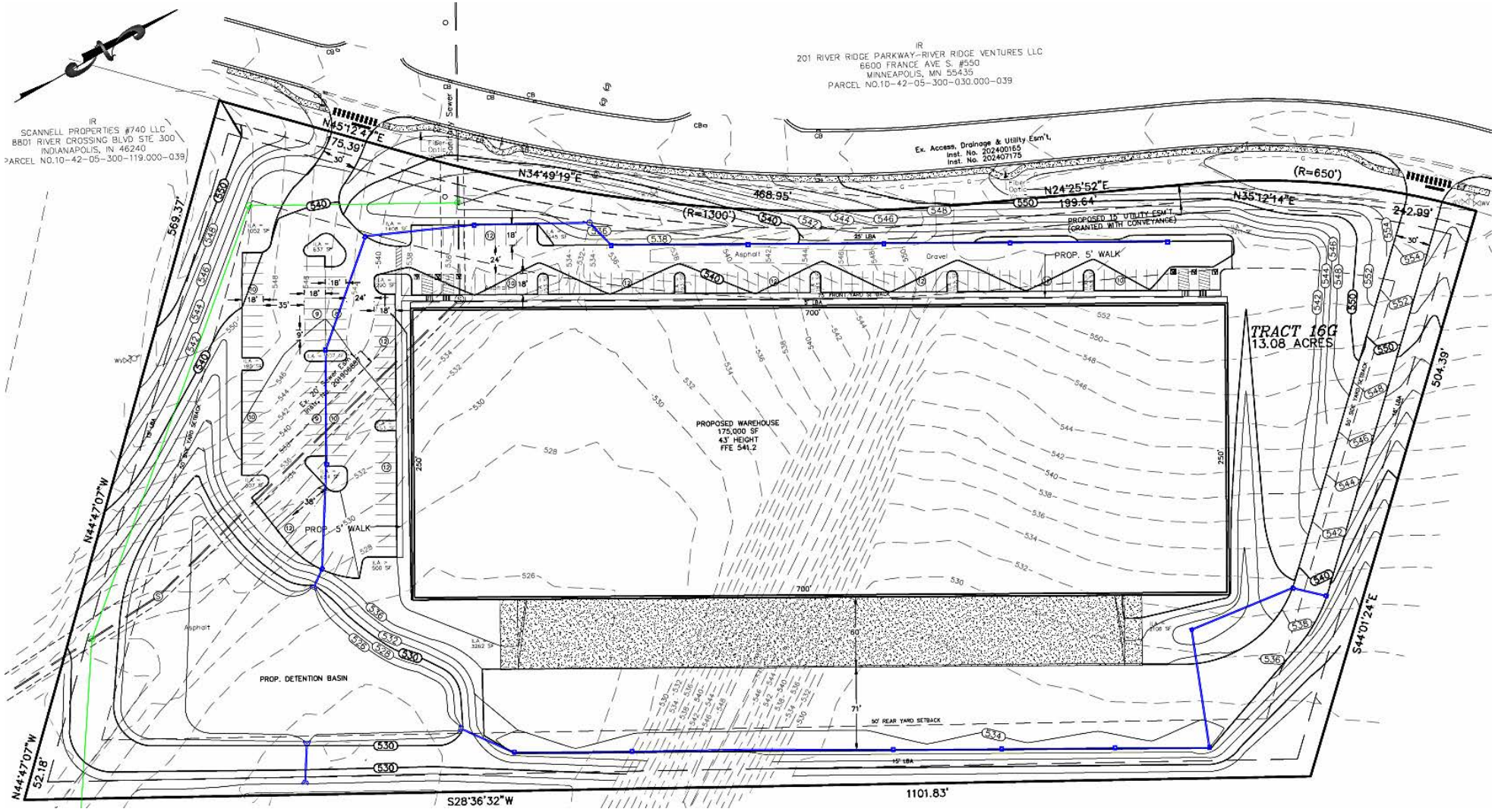
**Floor Slab:** 6" un-reinforced slab (or to suit)

**Roof:** 45 mil TPO with R20 Insulation (or to suit)

**Zoning:** IR



# SITE PLAN



## RIVER RIDGE TRACT 16G



## 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.



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