

FOR LEASE

# SALT RIVER BUSINESS PARK

1510

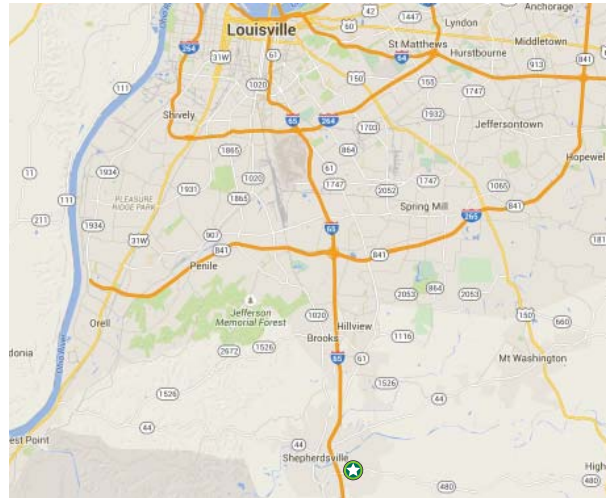
CEDAR GROVE ROAD

Shepherdsville, KY 40165



## PROPERTY FEATURES

- + Brand New Facility
- + 210,400± SF Under Construction
- + 17.865± Acres
- + (11) 9' x 10' Dock Doors
- + (1) 14' x 16' Drive-In Door
- + 30' Clear Height
- + ESFR Sprinkler System
- + Up to 403 Automobile Parking Spaces
- + For Lease: \$4.25/SF/YR, NNN



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# FOR LEASE SALT RIVER BUSINESS PARK



## SITE PLAN



Property Feature	Detail/Description
Available Space	210,400± SF
Building Dimensions	420' x 500'
Dock Doors	(11) 9' x 10' Insulated with Levelers; Expandable to 36
Drive-In Doors	(1) 14' x 16' Insulated
Clear Height	30'
Office Area	Build-To-Suit
Loading Bay	50' x 70'
Column Spacing	50' x 50'
Fire Protection System	ESFR
Truck Court	135'-200' Depth; 55' Concrete and 75' Asphalt
Parking	Up to 403 Automobile Spaces
Lighting	T-5 Fluorescent
Year Built	2016
Structure Exterior	Insulated Concrete
Site Area	17.865± Acres
HVAC Systems	2 Air Changes/Hr.; Cambridge Units (Heat)
Zoning	I-L
Electric	2,000 Amp, 480 Volt, 3-Phase; Expandable
Floors	6" Reinforced
Roof	White TPO Over R-24 Insulation
Utility Providers	Electric: Salt River Electric ( <a href="http://www.srelectric.com">www.srelectric.com</a> ) Natural Gas: 4" Line - Louisville Gas & Electric ( <a href="http://www.lge-ku.com">www.lge-ku.com</a> ) Water: 10" Line - Louisville Water Company ( <a href="http://www.louisvilleky.gov/LWC">www.louisvilleky.gov/LWC</a> ) Sewer: Pump to 8" Gravity Line - Metropolitan Sewer District - <a href="http://www.msdlouky.org">www.msdlouky.org</a>

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## PROPERTY DISTANCES

Location	Miles Away
Interstate 65	0.8
Interstate 265	10.2
Ford Louisville Assembly Plant	13.9
UPS Worldport	14.1
Interstate 264	15.7
Louisville International Airport	17.0

Location	Miles Away
Interstate 64	25.3
Interstate 71	34.4
Indianapolis, IN	134
Nashville, TN	156
Chicago, IL	342
Atlanta, GA	375

## MARKET INFORMATION

### OVERALL LOUISVILLE MSA

With over 106 million square feet of industrial space, the Metro Louisville market is a desired location for manufacturing, distribution, and e-commerce companies. Among the advantages of the Metro Louisville market are a solid workforce, strong manufacturing base, three key interstates, and a major air shipping hub (UPS Worldport), which has created countless opportunities for manufacturing companies and a strategic solution for many companies' supply chain strategies.

### BULLITT COUNTY

The Bullitt County submarket currently has 11,582,512 square feet of industrial space. The majority of the properties in the Bullitt County submarket are owned by institutional industrial companies and are leased to a variety of e-commerce, distribution, warehouse, and assembly companies. Bullitt County is located along Interstate 65 and is just south of Louisville, UPS Worldport, and Ford Louisville Assembly Plant.



## CONTACT US

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