

# CLASS A DISTRIBUTION CENTER

1200 Patrol Road

Charlestown, IN 47111

210,000 SF | 15.3 Acres



**CUSHMAN &  
WAKEFIELD**

Commercial Kentucky

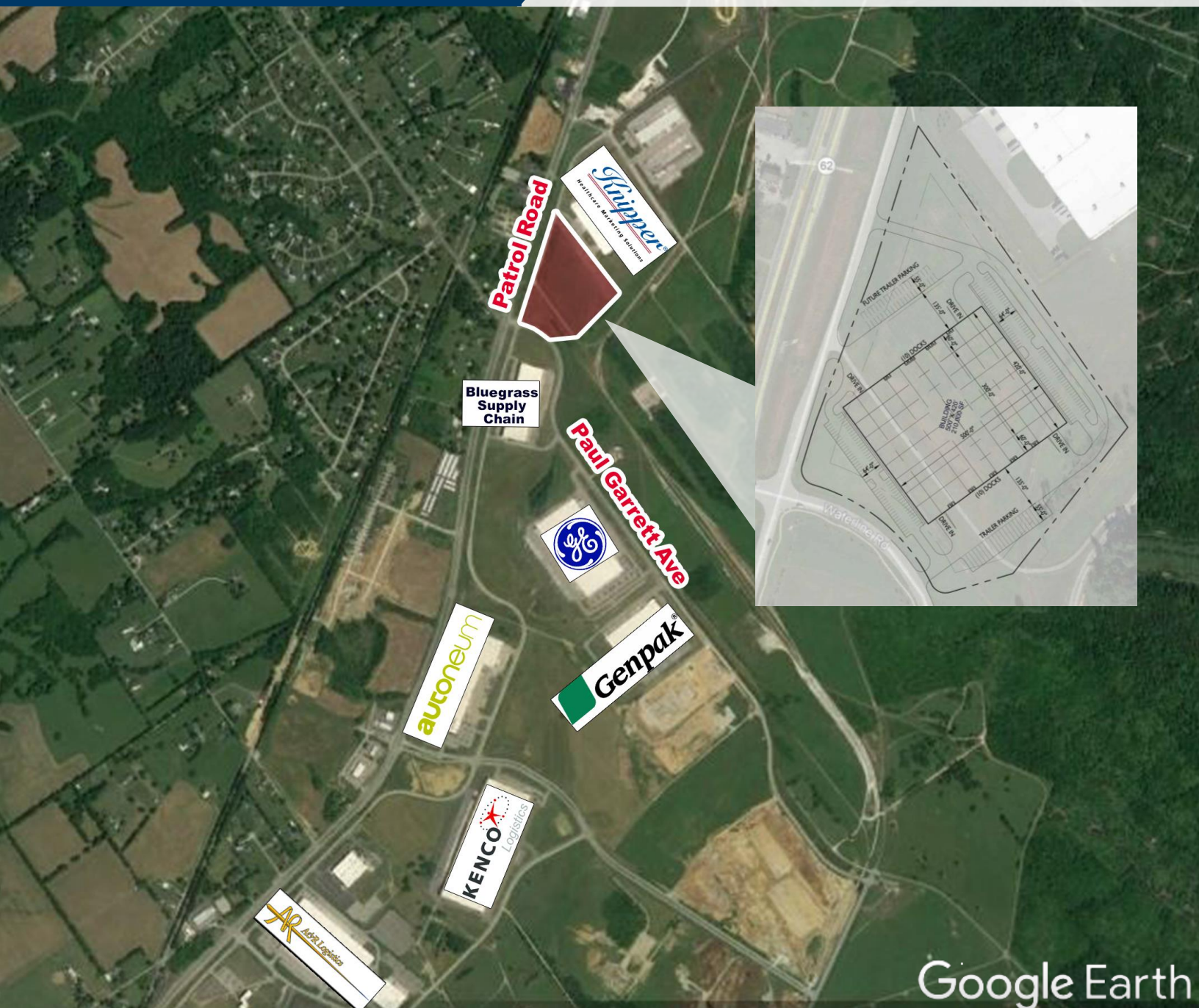


Project by:

**MR3**

DEVELOPMENT

Development | Sales | Leasing | Management



Google Earth

Class A Cross Dock Distribution Center in River Ridge  
Close to UPS Worldport & Ford KTP

DISTRIBUTION · MANUFACTURING

PHARMACEUTICAL · MEDICAL · COLD STORAGE · FOOD PROCESSING PLANT

# PROPERTY OVERVIEW



<b>Square Feet:</b>	210,000 SF (500' x 420')
<b>Office:</b>	BTS
<b>Site:</b>	15.39 Acres
<b>Clear Height:</b>	32'
<b>Column Spacing:</b>	50' x 50' Typical, 60' x 50' Staging bay
<b>Dock Doors:</b>	20 (additional available)
<b>Drive-In Doors:</b>	4 (additional available)
<b>Truck Court:</b>	135'

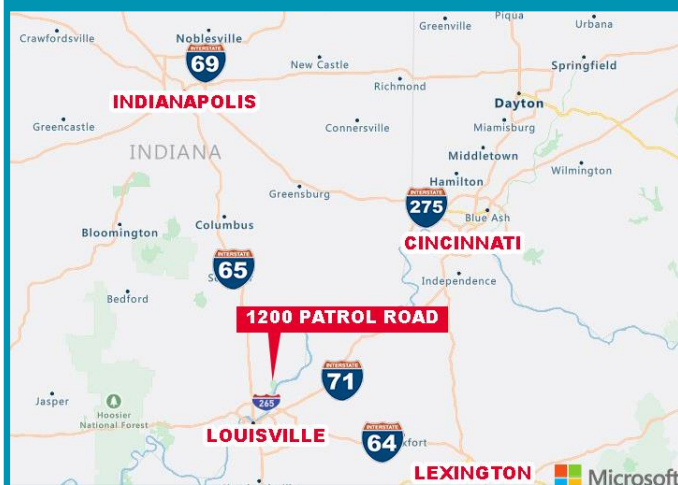
<b>Fire Protection System:</b>	ESFR
<b>Roof:</b>	White TPO over R-20
<b>Floors:</b>	7"
<b>Warehouse Lighting:</b>	30 FC average 36" LED fixtures
<b>Parking Auto:</b>	188
<b>Loading:</b>	Crossdock
<b>Trailer Parking:</b>	46
<b>Zoning:</b>	I-R

The property can be completely customizable and can accommodate a facility up to 210,000 SF. The Development located near River Ridge Commerce Park with convenient access to I-265, many amenities and a strong workforce.

State and Local Incentives · Potential Foreign Trade zone

Natural Gas: Vectren Energy · Electric: Duke Energy · Water: River Ridge Development Authority · Sewer: City of Charlestown

## REGIONAL MAP



## DISTANCE FROM SITE

CITY	MILES
LEXINGTON	81.5
CINCINNATI	97.8
INDIANAPOLIS	106
COLUMBUS	206
ST. LOUIS	267
CHICAGO	289



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# DEMOGRAPHICS/ DRIVE TIMES





# SITE PLAN



**Indiana Business Climate:  
#4 Cost of Doing Business · #2 Worker Comp Insurance  
#2 Property Tax Index · #5 Best Regulatory Environment**

For more information, please contact:

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