



CUSHMAN & WAKEFIELD

Commercial Kentucky

Louisville Industrial Center

LOUISVILLE LOGISTICS CENTER

Louisville, KY



Industrial Business Park Close to UPS Worldport and Louisville International Airport

IDEAL FOR FREIGHT-FORWARDING, ECOMMERCE AND LOGISTICS

**CUSTOMIZABLE BUILDINGS
FROM 69,000 SF TO
876,000 SF**

**BUILD-TO-SUIT SITES
ALSO AVAILABLE**

**206,000± SF
PAD READY**



CLOSEST INDUSTRIAL PARK TO LOUISVILLE INTERNATIONAL AIRPORT AND UPS WORLDPORT

MOST STRATEGIC LOCATION FOR FREIGHT-FORWARDING, ECOMMERCE AND 3PL

EXECUTIVE SUMMARY

Louisville Logistics Center is one of the most compelling and strategic business parks in the Louisville Metropolitan Area. Located directly south of Louisville International Airport, UPS Worldport and Ford Louisville Assembly Plant, this business park provides the most direct access to the airport cargo tarmac. Encompassing approximately 91 acres of commercial and industrial zoned land, Louisville Logistics Center is developed and owned by Essex Development, a family owned and operated business. Essex Development is committed to developing real estate solutions for companies not only connected to logistics or airfreight, but any company seeking high quality space proximate to a major transportation hub.

Phase 1 of Louisville Logistics Center consists of approximately 377,000 SF of warehouse/distribution space, otherwise known as Louisville Logistics Center North and South. Louisville Logistics Center North was built in 2018 and consists of 169,000 SF with 32' ceiling height. Louisville Logistics Center South is currently pad ready and planned to be approximately 206,000 SF with 32' ceiling height.

Phase 2 of Louisville Logistics Center consists of over 1 MSF of warehouse/distribution space, otherwise known as Louisville Logistics Center West. This phase has excellent exposure to I-65 and can accommodate 115,000 SF to 876,000 SF of Class A distribution space.

With approximately 91 acres and over 1.4 MSF of planned development, tenants will have the ability to expand and relocate their operations within Louisville Logistics Center as they grow their business.

PROPERTY DETAILS

TOTAL SIZE: 91± Acres

Phase I

3188 E Blue Lick Road (North)

- 169,000± SF Warehouse
- BTS office
- 32' ceiling height
- 37 dock doors
- 3 drive-in doors

3178 E Blue Lick Road (South)

- 206,000± SF - Pad Ready

Phase II

820 Brooks Hill Road (West)

- Build up to 876,000 SF Warehouse

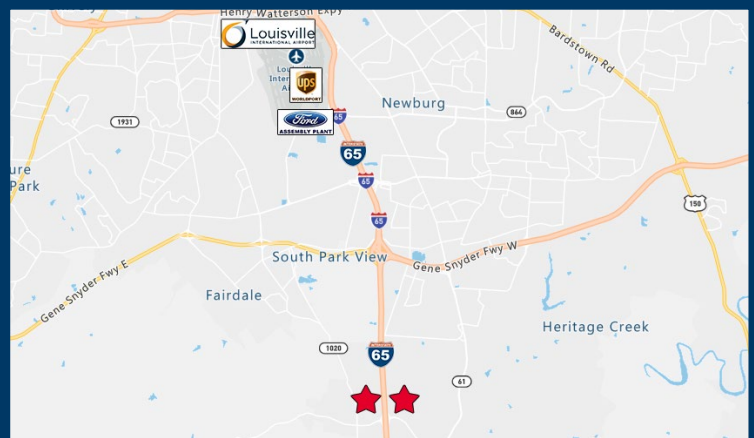
ZONING: IL - Light Industrial

CITY: Hillview

COUNTY: Bullitt

PROPERTY FEATURES

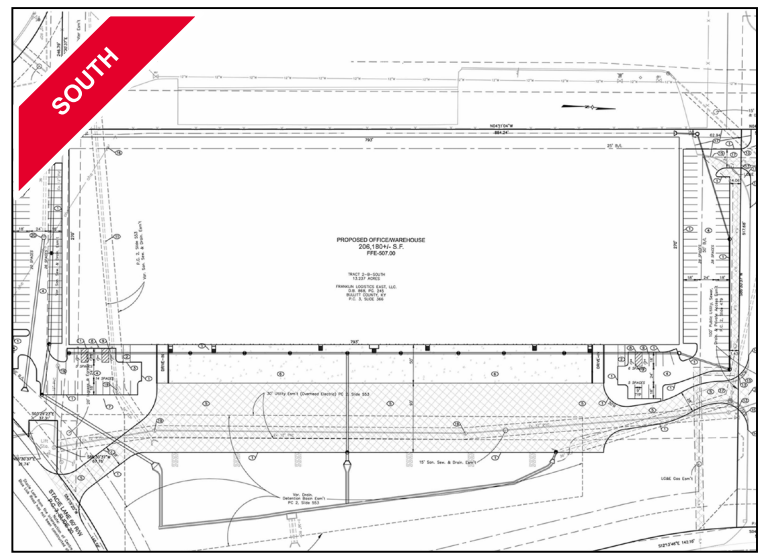
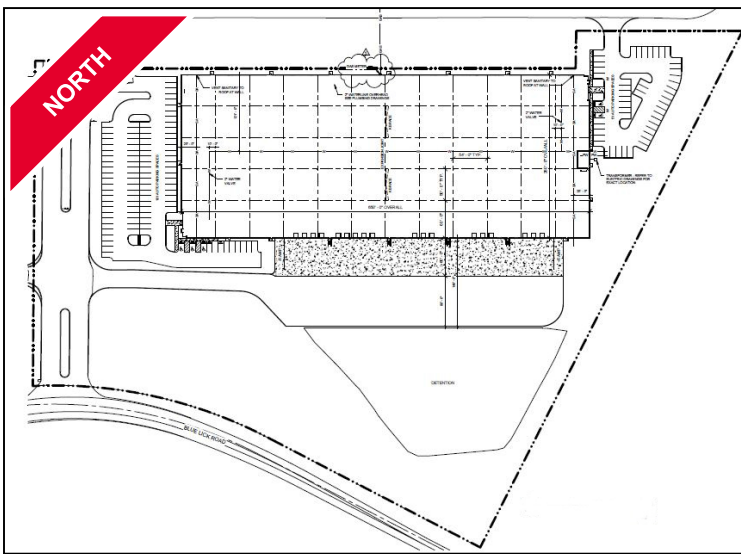
- 50' x 54' column spacing & 50' x 60' speed bays
- ESFR Sprinkler System
- T-5 lighting
- Able to accommodate 69,000 SF to 876,000 SF
- Customized build to suit sites (3)
- Cross-dock buildings
- Approximately 5 miles to Louisville International Airport, UPS Worldport and Ford LAP



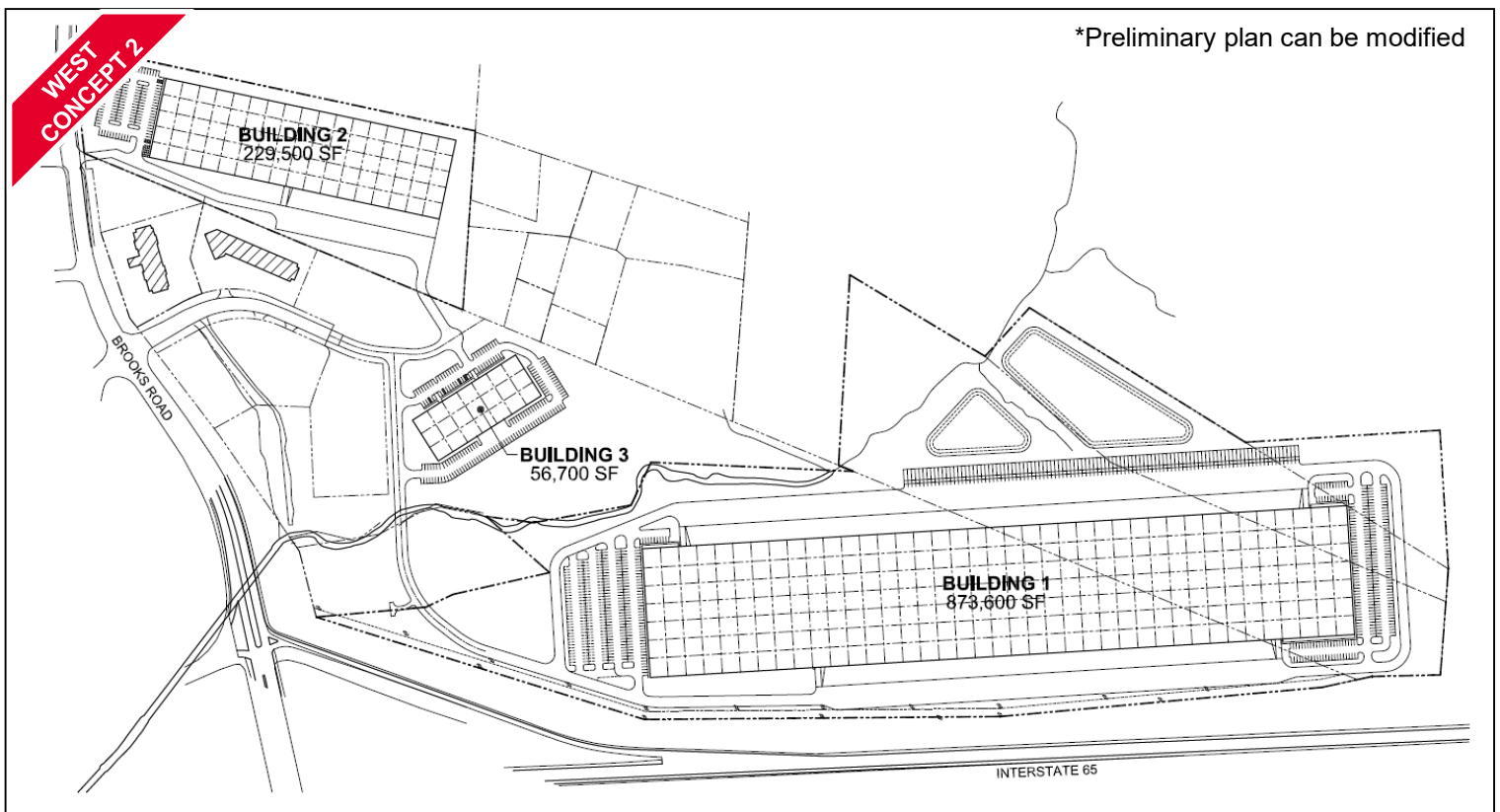
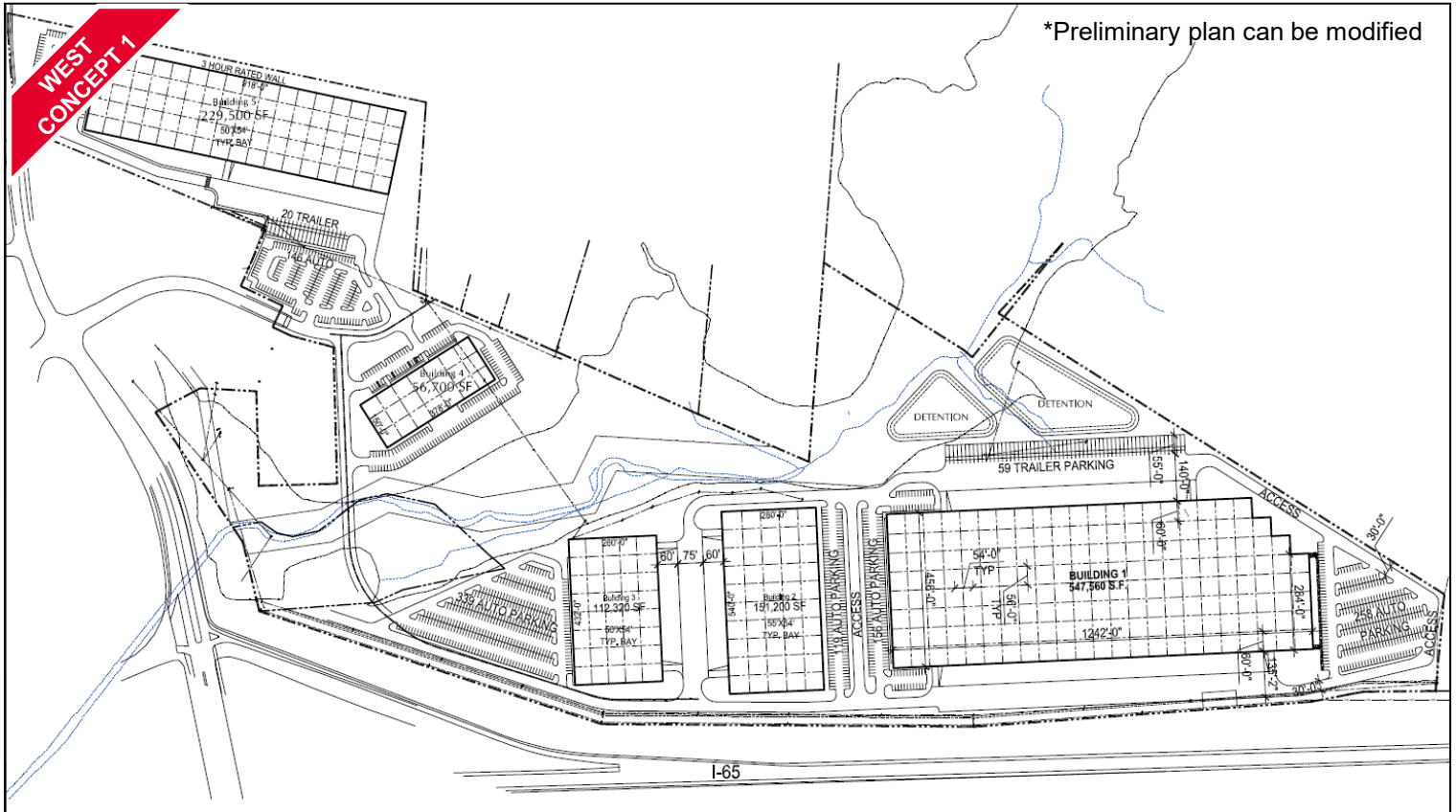
DEMOGRAPHICS/ SITE PLANS

DEMOGRAPHICS	1 Mile	5 Miles	10 Miles	20 Miles	30 Miles
POPULATION:	4,794	81,416	367,969	1,002,101	1,348,605
HOUSEHOLDS:	1,826	30,980	145,724	410,601	538,267
MEDIAN AGE:	53	50	51	51	51
MEDIAN HOUSEHOLD INCOME	\$64,257	\$65,769	\$64,241	\$69,361	\$72,020
AVERAGE HOUSEHOLD INCOME:	\$82,672	\$75,026	\$74,894	\$84,636	\$87,326

Louisville Logistics Center caters to most every client, offering unparalleled access and visibility from I-65, coupled with tailored office and warehouse options from 69,000 SF to 876,000 SF.



SITE PLANS



INCENTIVES

OPPORTUNITY ZONE



The Opportunity Zone program was enacted as part of the Tax Cuts and Jobs Act of 2017 and was created to promote investment in companies, programs, and properties that are located in certain designated areas called Opportunity Zones. Any taxpayer can defer capital gains taxes on the sale of stocks, business assets, or property by investing in certain qualified investment funds called "Opportunity Funds."

HOW MUCH?



At the end of 2018, **\$6.1 trillion** in capital gains was sitting in mutual funds, stocks and corporations that had not been cashed in, according to The Economic Innovation Group. Tenants or users of the new Louisville Logistics Center buildings can utilize gains for tenant improvements. If structured properly, which Essex Development can assist with, the program effectively works as a form of **government financing** for the tenant's. The utilization of this program depends on multiple factors.

*The Opportunity Zone program offers three tax incentives for investing in low-income communities through a qualified Opportunity Fund:

- Temporary Deferral
- Step-Up In Basis
- Permanent Exclusion

WHERE?



This federal, bi-partisan legislation granted **each state** the ability to select targeted Opportunity Zones. The new Louisville Logistics Center developments qualify as Opportunity Zone properties. These Louisville Logistics Center properties hold the unique attribute of holding **unparalleled access to I-65**, as well as immediate proximity to UPS & Ford, while still possessing an Opportunity Zone designation.

WHEN?



Investors have **180 days** to invest their capital gain on Qualified Opportunity Zone Funds once a sale or transaction occurs. The **capital gains** from that sale can be sheltered from tax when properly invested into Opportunity Zone properties, tenant improvements, or general business expenses.



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