

NEW CLASS "A" LOGISTICS BUILDING

# SALT RIVER BUSINESS PARK

458 POPE FARM BOULEVARD

SHEPHERDSVILLE, KY | LOUISVILLE, KY MSA



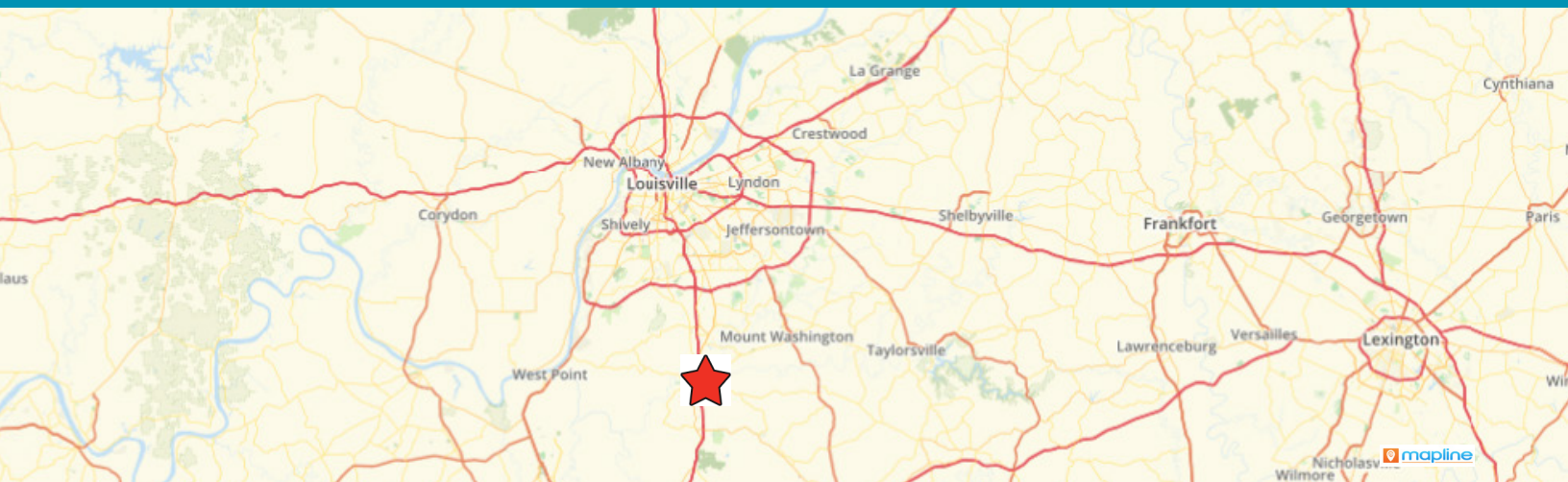
**264,000 -  
330,000 SF  
AVAILABLE**

**36' CLEAR  
HEIGHT**

**ESFR  
SPRINKLER  
SYSTEM**

**1 MILE  
TO I-65**

**I-65 AT HIGHWAY 480 - 15 MILES TO UPS WORLDPORT**



**ROBERT B. WALKER, SIOR, CCIM**  
Senior Director  
+1 502 719 3254  
rwalker@commercialkentucky.com

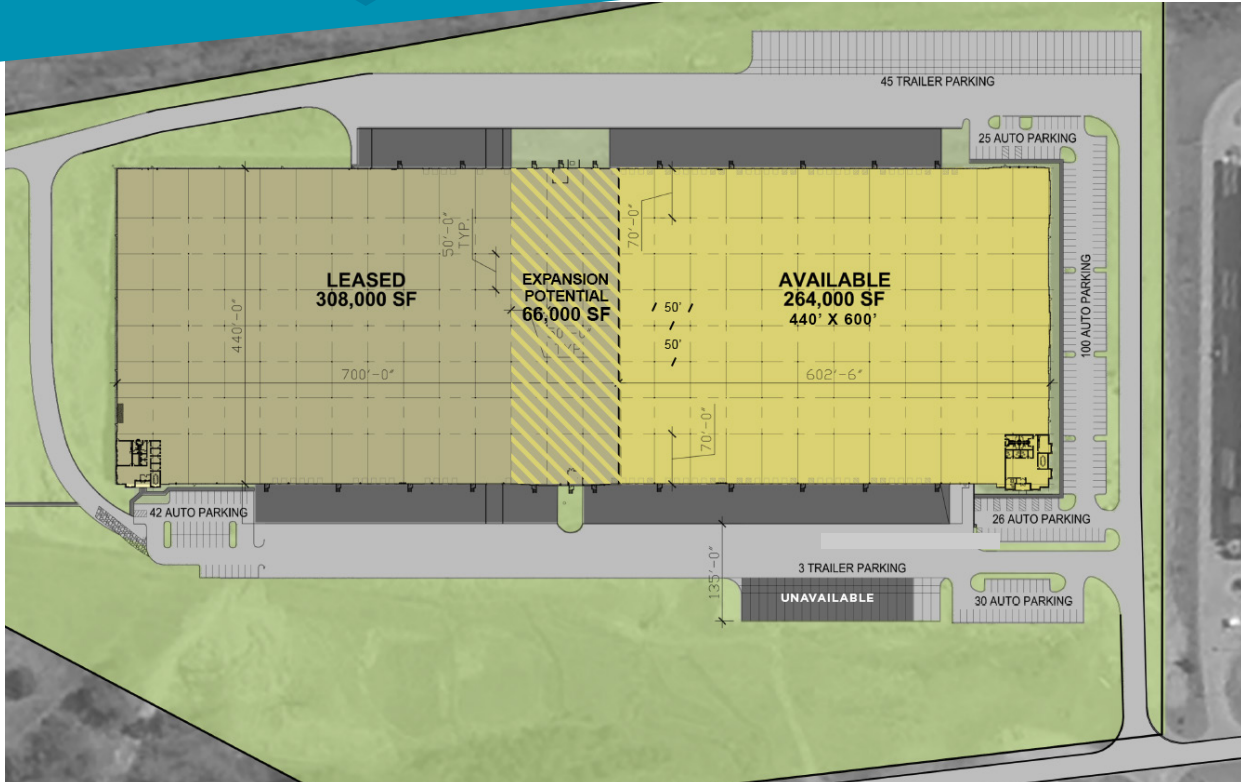
**JAKE F. MILLS, SIOR**  
Senior Associate  
+1 502 719 3252  
jmills@commercialkentucky.com

**TradeLane**  
Properties

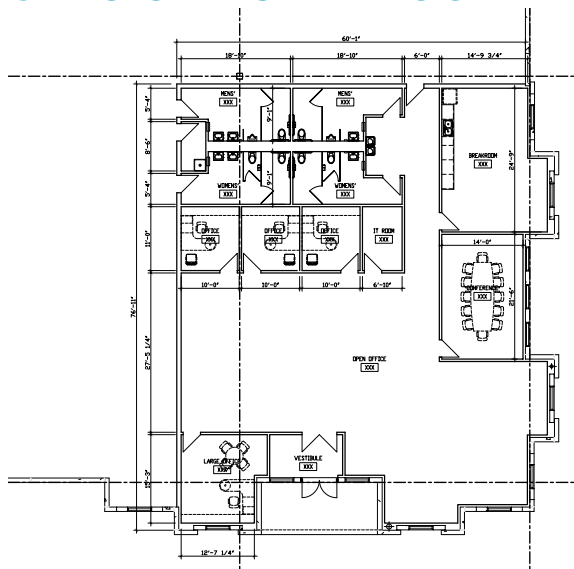
**CUSHMAN &  
WAKEFIELD**  
Commercial Kentucky

# SITE PLAN

458 POPE FARM BOULEVARD  
SHEPHERDSVILLE, KY | LOUISVILLE, KY MSA



## SPEC OFFICE LAYOUT



**ROBERT B. WALKER, SIOR, CCIM**  
Senior Director  
+1 502 719 3254  
rwalker@commercialkentucky.com

**JAKE F. MILLS, SIOR**  
Senior Associate  
+1 502 719 3252  
jmills@commercialkentucky.com



# AVAILABLE SPACE

458 POPE FARM BOULEVARD  
SHEPHERDSVILLE, KY | LOUISVILLE, KY MSA

 TradeLane  
Properties

 CUSHMAN &  
WAKEFIELD  
Commercial Kentucky



**ROBERT B. WALKER, SIOR, CCIM**  
Senior Director  
+1 502 719 3254  
[rwalker@commercialkentucky.com](mailto:rwalker@commercialkentucky.com)

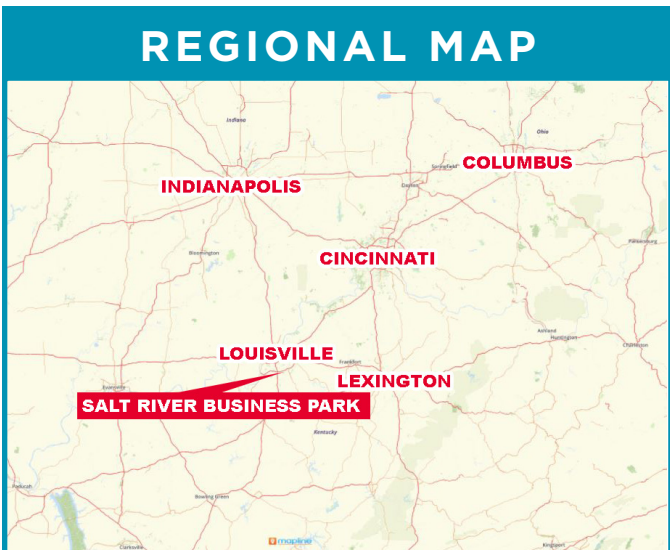
**JAKE F. MILLS, SIOR**  
Senior Associate  
+1 502 719 3252  
[jmills@commercialkentucky.com](mailto:jmills@commercialkentucky.com)



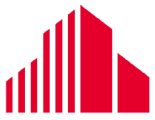
# SITE MAP

458 POPE FARM BOULEVARD

SHEPHERDSVILLE, KY | LOUISVILLE, KY MSA



DISTANCE FROM SITE	
CITY	MILES
LEXINGTON	90
CINCINNATI	120
INDIANAPOLIS	135
COLUMBUS	231
ST. LOUIS	283
CHICAGO	318



## PROPERTY FEATURES

### SPECS

<b>SQUARE FEET</b>	264,000 - 330,000 sf
<b>SPEC OFFICE</b>	4,303 sf
<b>SITE</b>	43.28 acres
<b>CLEAR HEIGHT</b>	36'
<b>COLUMN SPACING</b>	50' x 50' typical, 50' x 70' staging bay
<b>DOCK DOORS</b>	39 (9' X 10') with levelers
<b>DRIVE-IN DOORS</b>	1 (12' X 14')
<b>TRUCK COURT</b>	130' - 190'
<b>FIRE PROTECTION SYSTEM</b>	ESFR
<b>ROOF</b>	White TPO over R-24
<b>FLOORS</b>	7"
<b>WAREHOUSE LIGHTING</b>	30 FC average 36" LED fixtures
<b>ELECTRIC</b>	1,800 AMPs, 480 volt, 3 phase
<b>AUTO PARKING</b>	181
<b>TRAILER PARKING</b>	48 trailer parking spaces
<b>ZONING</b>	IL
<b>YEAR BUILT</b>	2022

**Robert B. Walker, SIOR, CCIM**  
 Senior Director  
 +1 502 719 3254  
 rwalker@commercialkentucky.com

**Jake F. Mills, SIOR**  
 Senior Associate  
 +1 502 719 3252  
 jmills@commercialkentucky.com

**Cushman & Wakefield | Commercial Kentucky**  
 333 E. Main Street, Suite 510  
 Louisville, Kentucky 40202  
 +1 502 589 5150  
 www.commercialkentucky.com

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.