

SIMPSONVILLE 64 LOGISTICS PARK

UP TO 3.3M± SF AVAILABLE

W Old Brunerstown Road
Simpsonville, Kentucky 40067



SIMPSONVILLE 64
LOGISTICS PARK

LOGISTICS I & II
UNDER CONSTRUCTION

CLASS A REAR-LOAD & CROSS-DOCK FACILITIES



**FOR MORE
INFORMATION
CONTACT**

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SITE PLAN

W Old Brunerstown Road
Simpsonville, Kentucky 40067



Simpsonville 64 Logistics Park is strategically positioned off Interstate 64 in Shelby County, KY. This planned 3.3M± SF Class A industrial park offers both spec-to-suit and build-to-suit options, accommodating both rear-load and cross-dock configurations to meet diverse operational needs. Simpsonville 64 Logistics Park also features robust infrastructure with all essential utilities readily available on-site. A robust local labor pool also provides 570,000 skilled workers within a 30-mile radius of the park.

LOGISTICS I

270,400 SF - Spec-to-Suit - Under Construction

LOGISTICS II

505,440 SF - Spec-to-Suit - Under Construction

LOGISTICS III

1,474,200 SF Planned

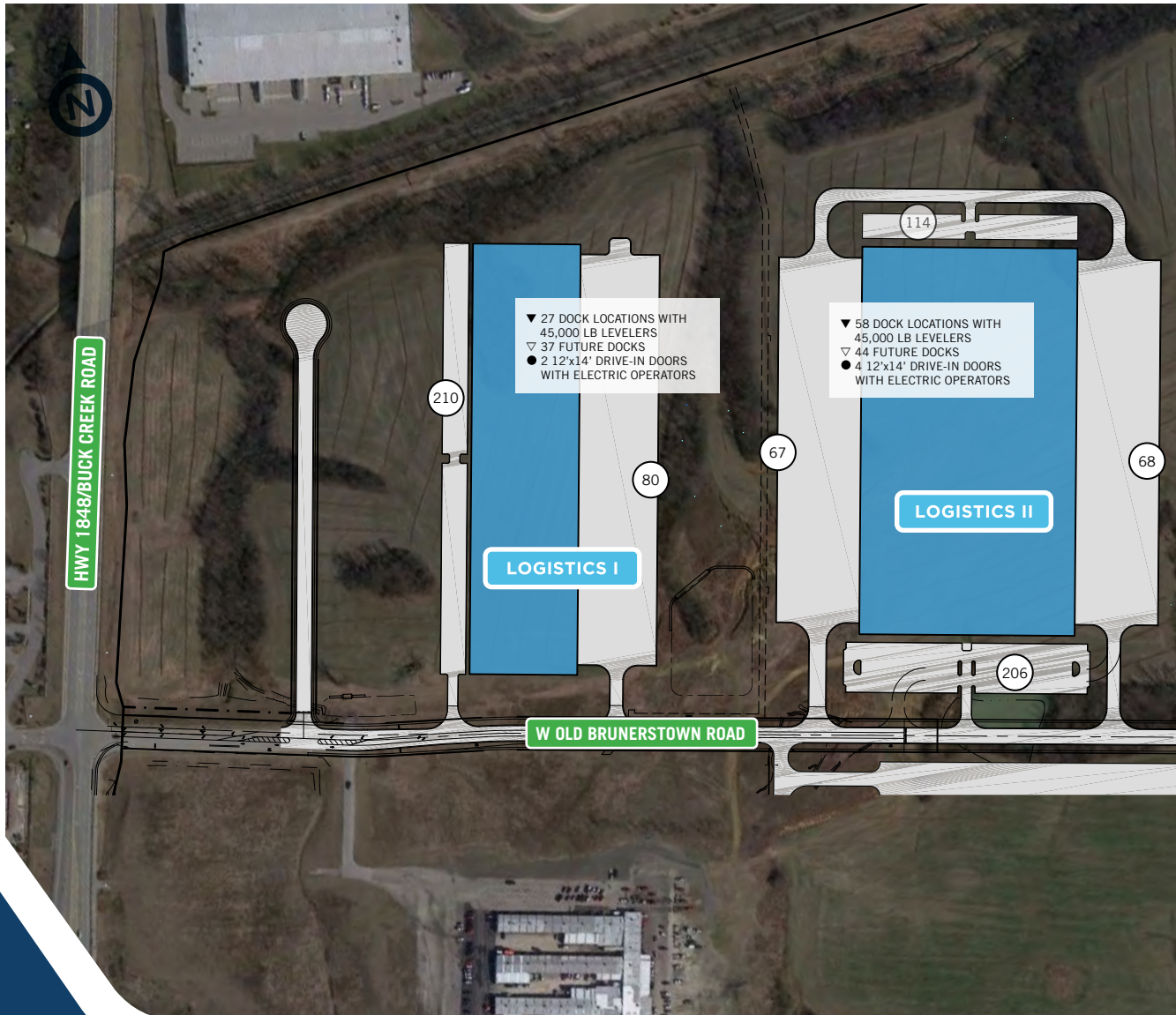
LOGISTICS IV

643,240 SF Planned

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BUILDING SPECS
W Old Brunerstown Road
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LOGISTICS I

BUILDING SIZE	270,400± SF (260' x 1,040')
ORIENTATION	Rear-load with 135' truck court
PARKING	210 auto spaces 80 trailer parking spaces
DOCK DOORS	27 expandable to 64
DRIVE-IN DOORS	2 12' x 14' with electric operators
COLUMN SPACING	50' x 52' with 60' speed bays
CLEAR HEIGHT	32'
INTERIOR	Office to suit, ESFR fire suppression, LED lighting
BUILDING POWER	2,000 Amps, 480/277

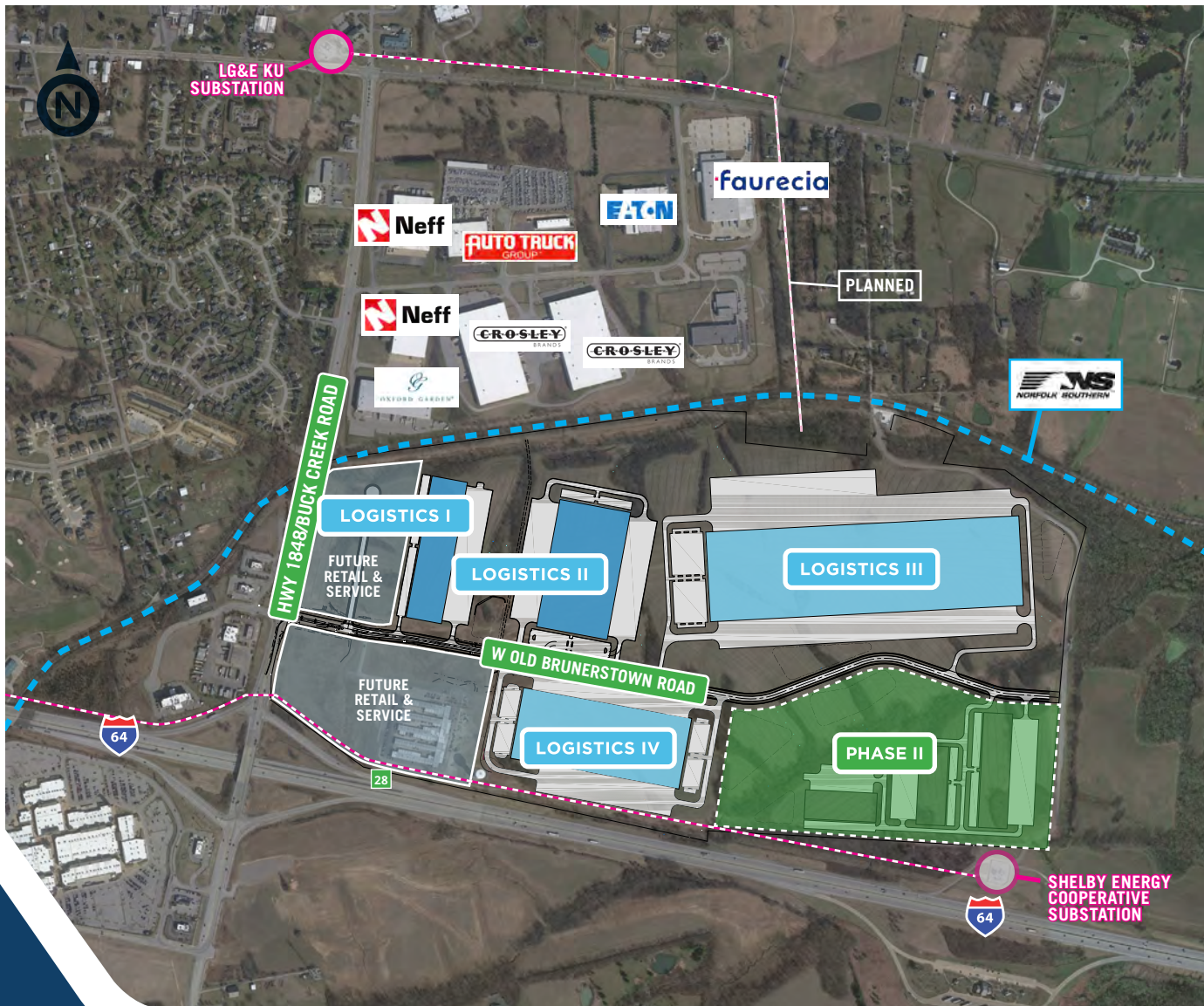
LOGISTICS II

BUILDING SIZE	505,440± SF (520' x 972')
ORIENTATION	Cross dock with 200' truck courts
PARKING	320 auto spaces 135 trailer parking spaces
DOCK DOORS	58 expandable to 102
DRIVE-IN DOORS	4 12' x 14' with electric operators
COLUMN SPACING	50' x 54' with 60' speed bays
CLEAR HEIGHT	36'
INTERIOR	Office to suit, ESFR fire suppression, LED lighting
BUILDING POWER	3,000 Amps, 480/277

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ELECTRICAL POWER
W Old Brunerstown Road
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LG&E KU and Shelby Energy Cooperative are Simpsonville 64 Logistics Park's exclusive power providers. This partnership guarantees ample, reliable and efficient power supply for seamless operations for all park tenants.

LG&E KU serves the northern portion of the park, while Shelby Energy Cooperative covers the power supply for the southern area.

Additionally, Shelby Energy Cooperative has a strategically positioned on-site substation at the park's southeastern corner.



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AREA MAP

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Simpsonville, Kentucky 40067



Simpsonville 64 Logistics Park is located in the highly desirable Louisville submarket. The park's advantageous location between Interstates 65 and 75 puts it within a day's drive of 50 percent of the U.S. population and provides convenient access to the nearby UPS Worldport, FedEx Ground, and Amazon Air Hub facility.

**0.2
MILES**

I-64 - HWY 1848/BUCK CREEK
ROAD INTERCHANGE

**0.8
MILES**

US-60 INTERCHANGE

**15
MILES**

KENTUCKY FORD
TRUCK PLANT

**24
MILES**

GE APPLIANCE PARK

**25
MILES**

UPS WORLDPORT

**25
MILES**

FORD LOUISVILLE
ASSEMBLY PLANT

**53
MILES**

TOYOTA GEORGETOWN
ASSEMBLY PLANT

**90
MILES**

AMAZON AIR HUB
CINCINNATI, OH

**25
MILES**

LOUISVILLE, KY

**55
MILES**

LEXINGTON, KY



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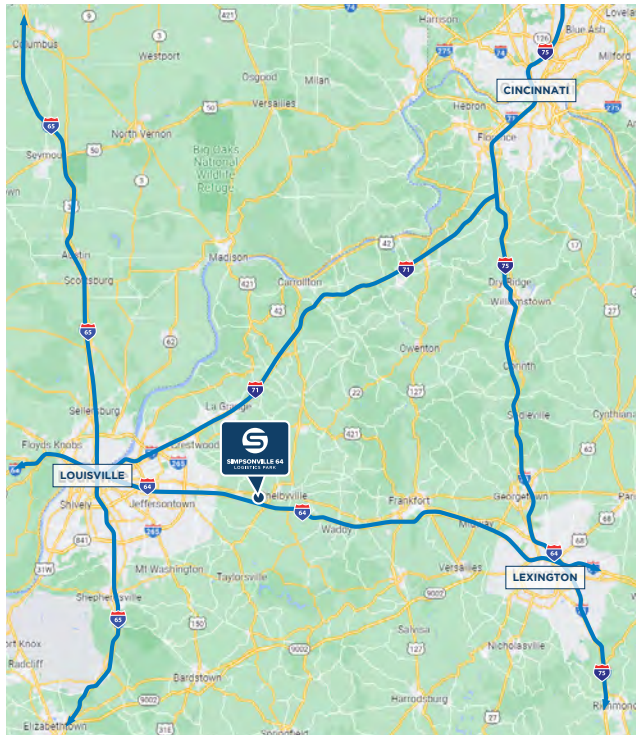
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LOCATION MAP

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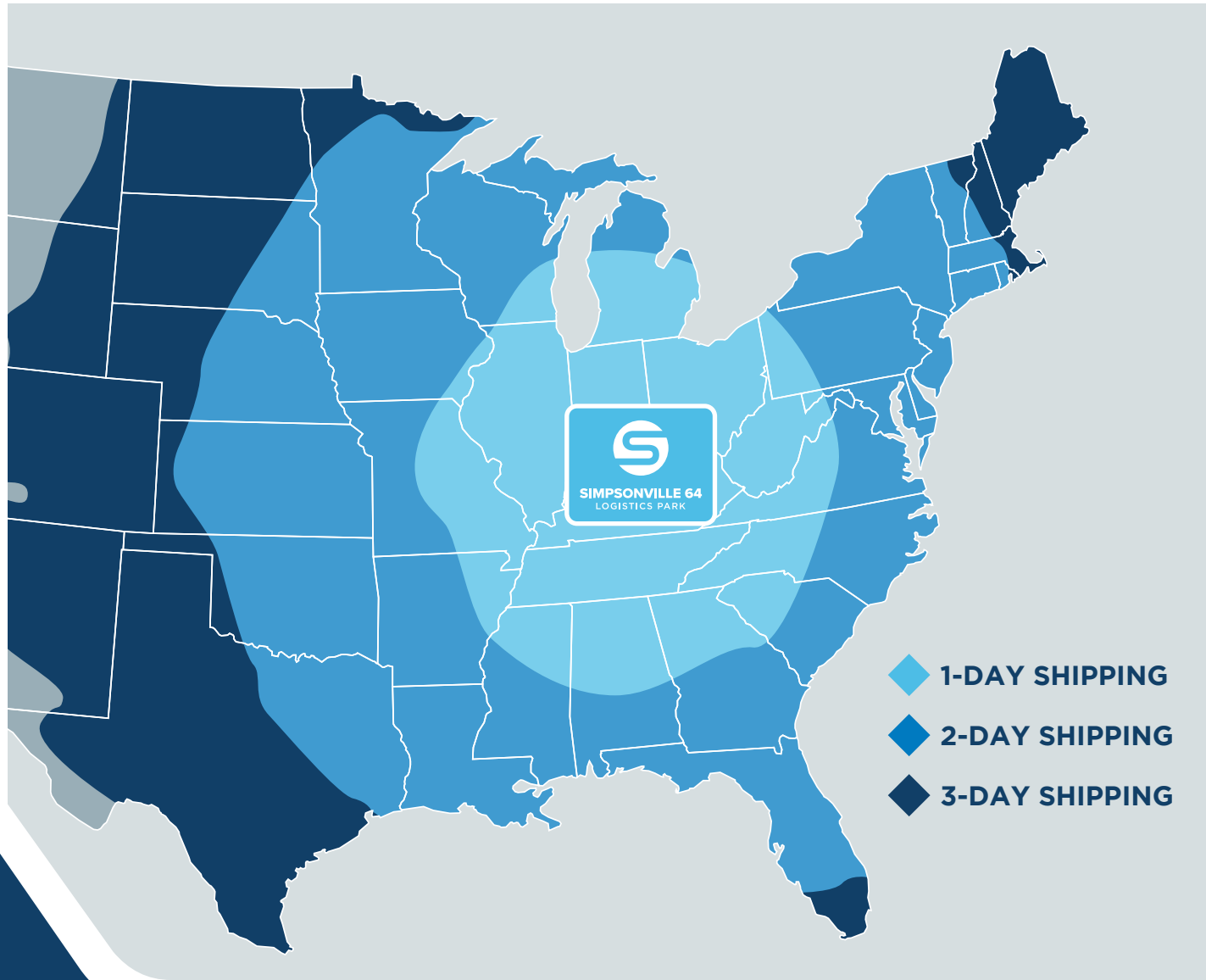
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1-DAY
SHIPPING TO
87M
CONSUMERS

2-DAY
SHIPPING TO
221M
CONSUMERS



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