

INDUSTRIAL LAND AVAILABLE

Dixie Highway | Louisville, KY 40272



**92.24± ACRES
ZONED CM**

**92.24± ACRES
LAND AVAILABLE**

**\$6,825,000
SALE PRICE**

TRIO
COMMERCIAL PROPERTY GROUP

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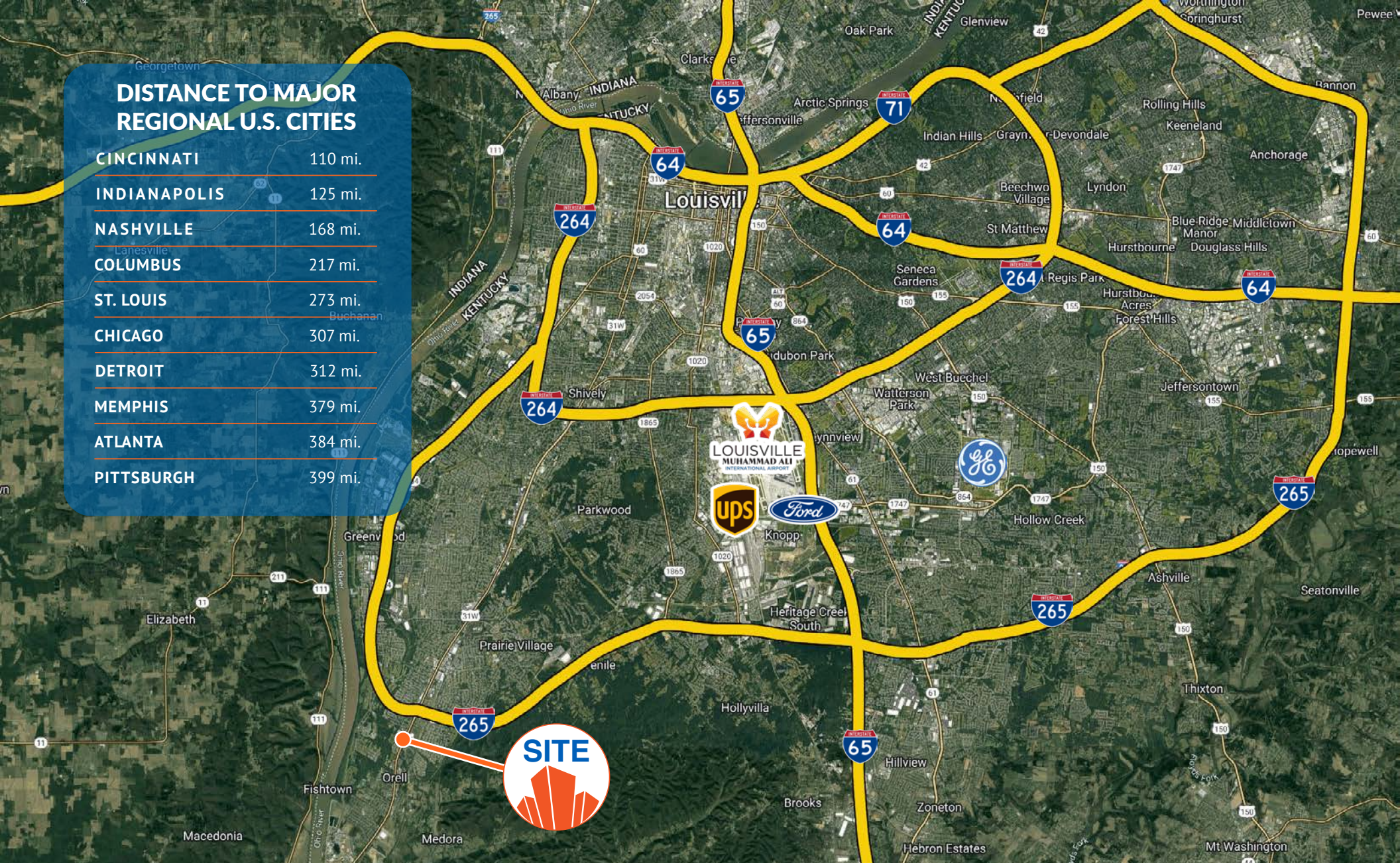
HIGHLIGHTS

- 92.24± acres ready for development
- Zoned CM
- Less than 1 mile from I-265
- 10 miles from I-64
- Adjacent to Louisville Riverport Rail Line
- Potential to build over 1 million SF of warehouses
- Sewer access on site



DISTANCE TO MAJOR REGIONAL U.S. CITIES

CINCINNATI	110 mi.
INDIANAPOLIS	125 mi.
NASHVILLE	168 mi.
COLUMBUS	217 mi.
ST. LOUIS	273 mi.
CHICAGO	307 mi.
DETROIT	312 mi.
MEMPHIS	379 mi.
ATLANTA	384 mi.
PITTSBURGH	399 mi.



13 Miles
to I-65



10 Miles
to I-264



25 Miles
to I-71



2.4 Miles
to I-265



18.1 Miles
to I-64



16.2 Miles
to SDF



16.1 Miles to
UPS Worldport

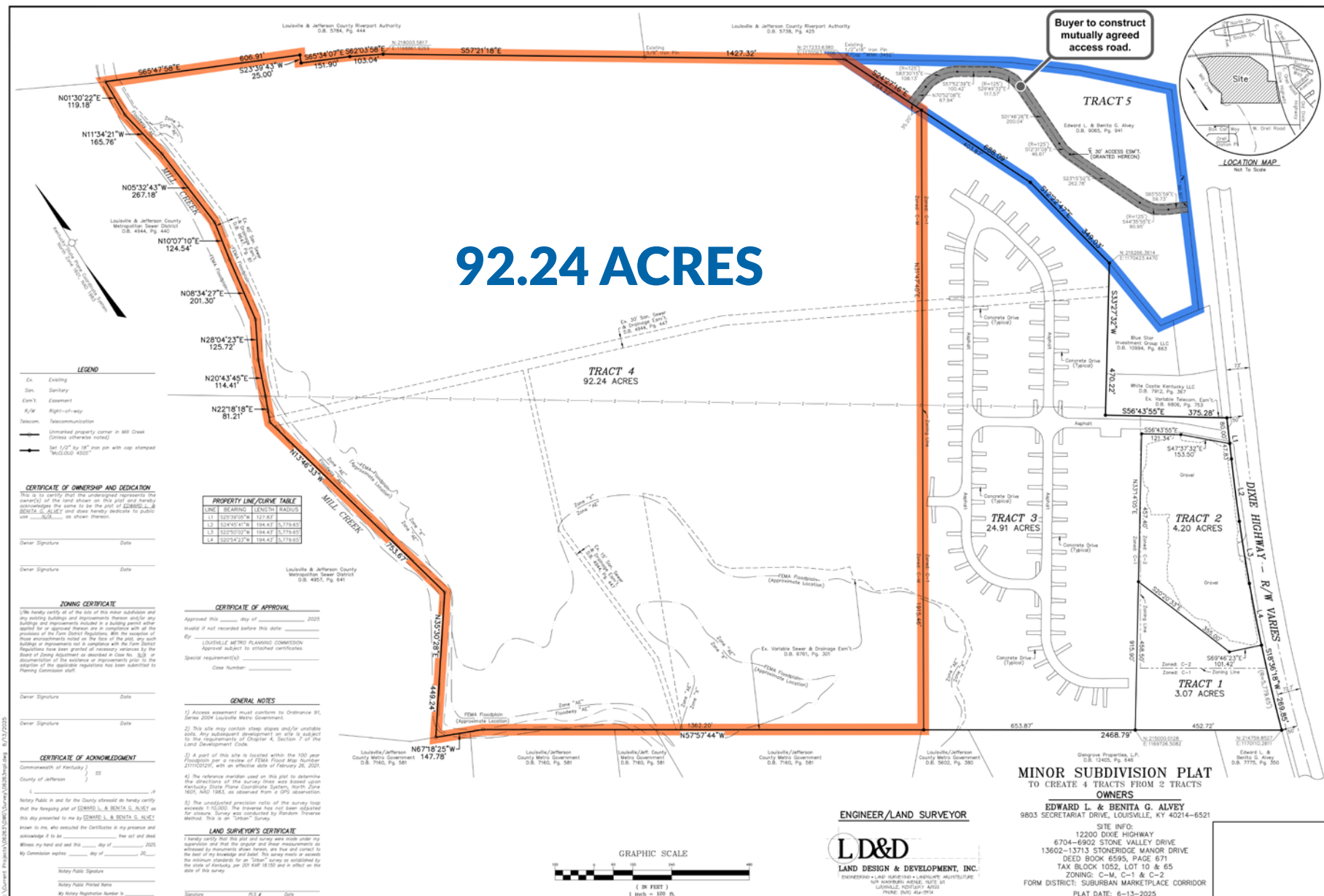


16 Miles to
Ford Louisville
Assembly Plant



21 Miles to
GE Appliance
Park

PROPERTY SURVEY



The site plan illustrates a proposed industrial development in Louisville, KY, bounded by an orange line. The development is divided into three lots:

- LOT 1:** Contains three proposed office/warehouse buildings:
 - PROPOSED OFFICE/WAREHOUSE #1:** 610,000 SF
 - PROPOSED OFFICE/WAREHOUSE #2:** 345,963 SF
 - PROPOSED OFFICE/WAREHOUSE #3:** 112,500 SF
- LOT 2:** Located to the east of Lot 1, containing an **APPROX. LOCATION FEMA 100 YEAR FLOODPLAIN**.

Key features and setbacks include:

- Setbacks:** 25' FRONT SETBACK, 25' SIDE SETBACK, 200' INDUSTRIAL SETBACK, and 200' TRANSITION ZONE.
- Areas:** LOADING AREA, TRAILER PARKING, EMPLOYEE PARKING, and PROPOSED TCCA AREA #1 (90,000 SF).
- Floodplains:** APPROX. LOCATION FEMA 100 YEAR FLOODPLAIN and APPROX. LOCATION FEMA 100 YEAR FLOODPLAIN.
- Access:** ACCESS ROAD and DIXIE HWY.
- Surrounding Context:** The plan shows adjacent properties with various zoning designations (e.g., R-4/C-1, C-2, C-3) and owners (e.g., Louisville/Jefferson Co, Metro, etc.).

92 Acres on Dixie Hwy | Louisville, KY 40272



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