



CLARION PARTNERS

For Lease

NAI Fortis Group

Silver Creek Logistics Center – Building B
7803 Highway 31
Sellersburg, IN 47172

417,270 Square Feet Build-to-Suit



OVERVIEW

Silver Creek Logistics Center is a best-in-class distribution park located on Highway 31, less than one mile from Interstate 65 in Sellersburg, Indiana. Southern Indiana is a fast growing submarket of the Louisville metro area industrial market.

The park is 1,077,060 total square feet in two class A buildings:

- **Building A: 659,790 SF available**
- **Building B: 417,270 SF pad ready**

Building B is a premier building with advanced building features including 36 ft clear height, all concrete truck courts, skylights and clerestory windows for natural lighting and exceptional dock door counts and trailer storage.

The park developer is Clarion Partners, one of the nation's premier institutional real estate investment managers. Clarion Partners is active throughout the United States and Europe and has a significant and long-standing presence in the Louisville area market.

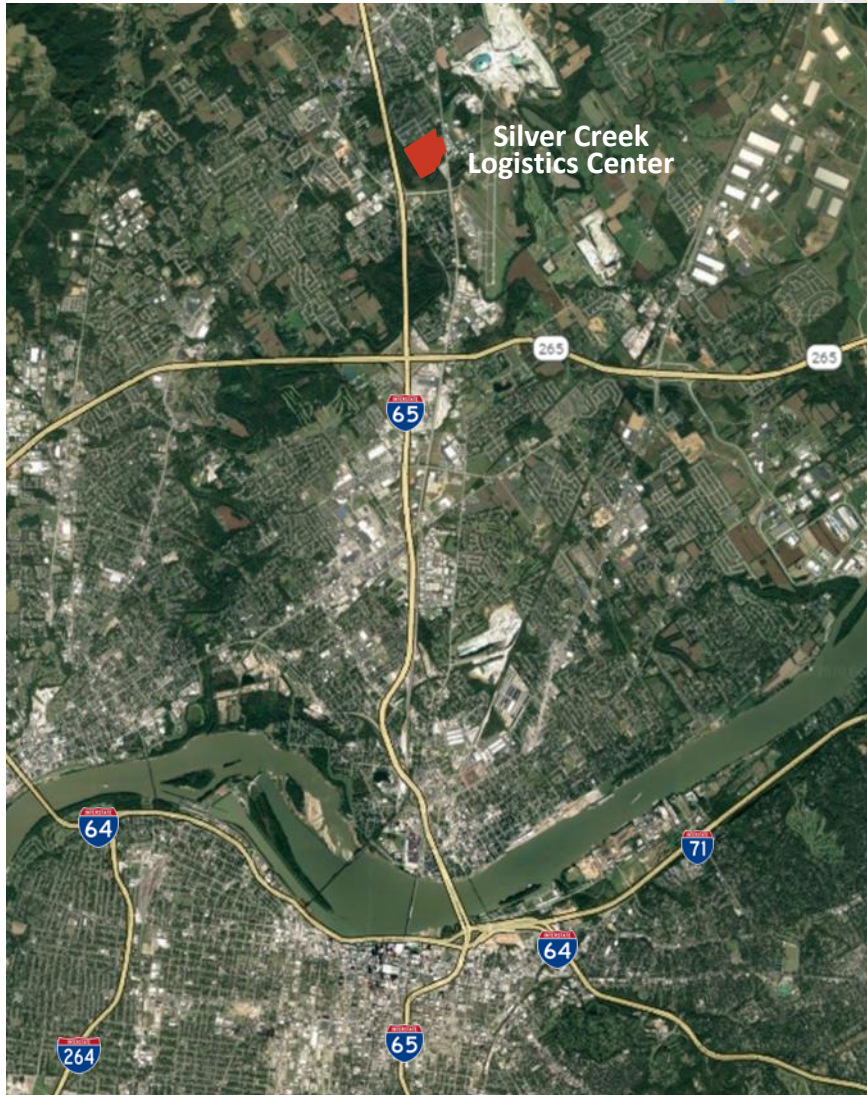
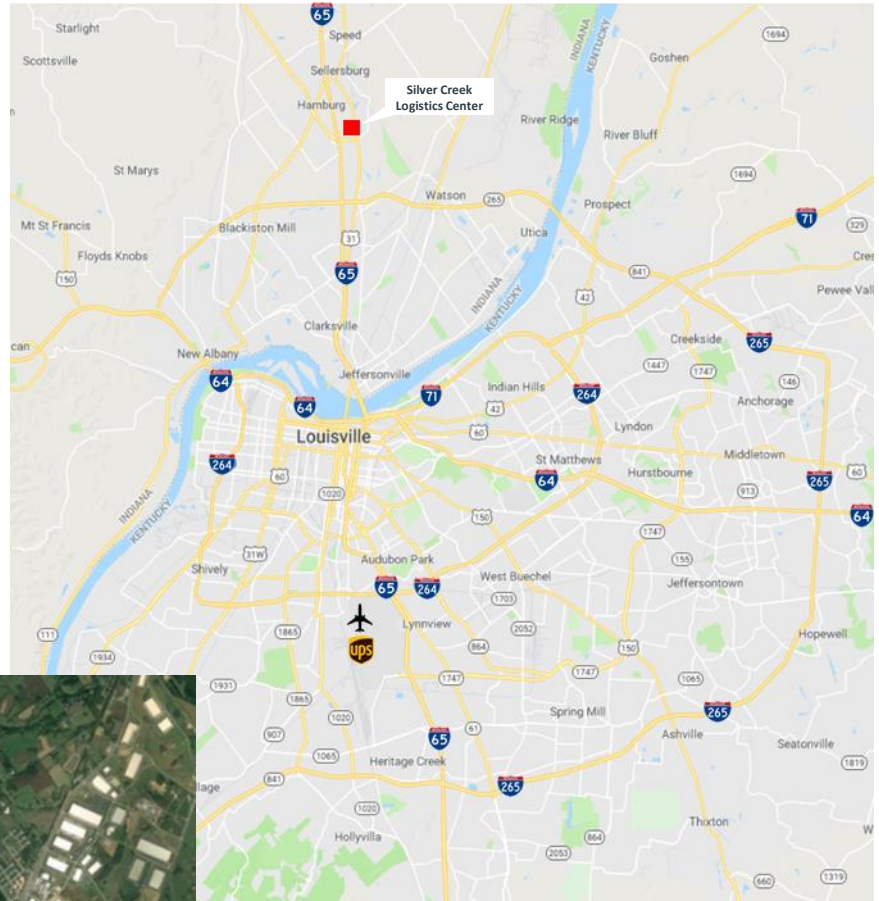


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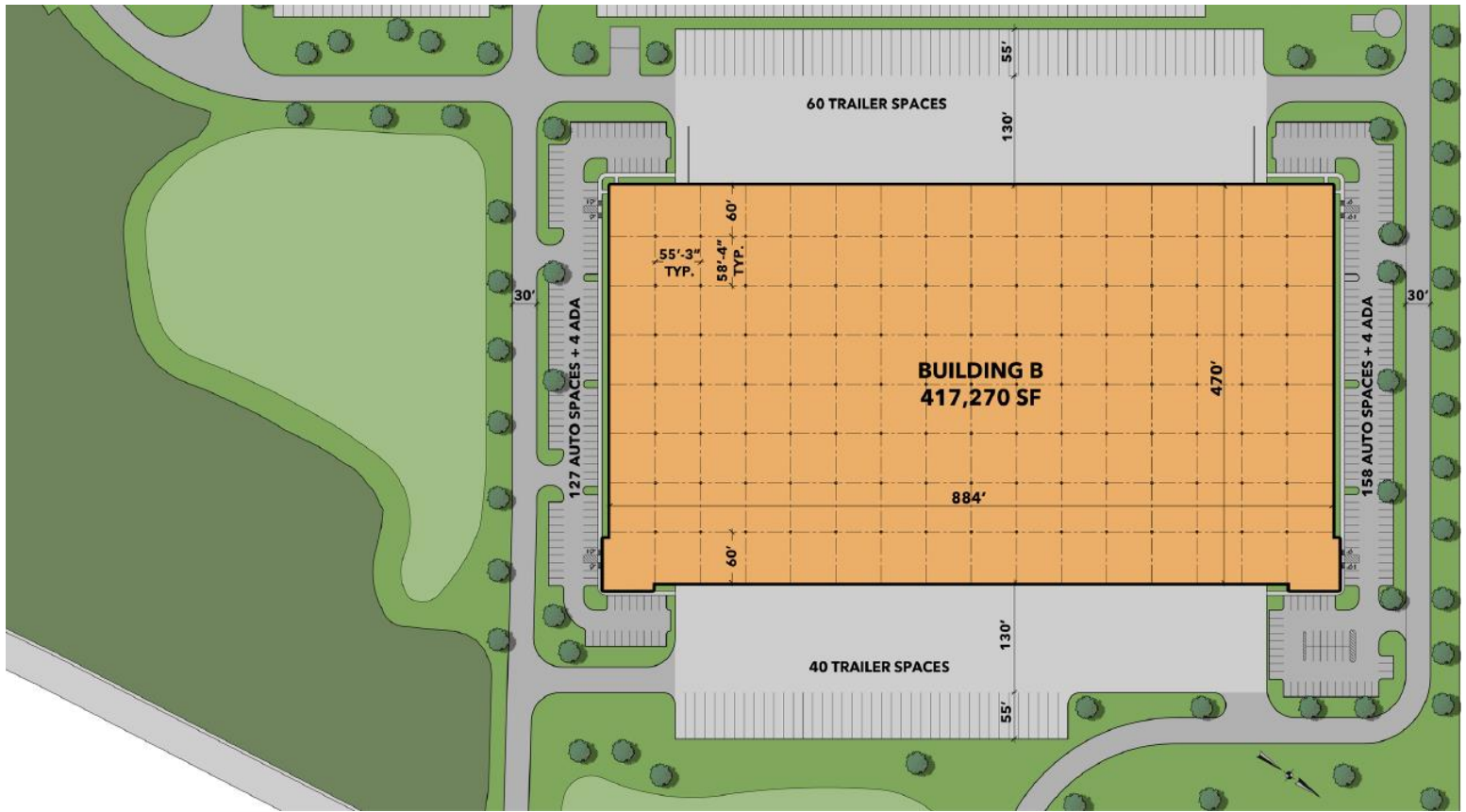
LOCATION HIGHLIGHTS

- Only 0.9 miles to I-65, 2.5 miles to I-265
- 16 miles to Louisville International Airport and UPS World Port
- Regional distribution location serves two-thirds of U.S. population in one day's drive
- Southern Indiana is a fast-growing submarket within the Louisville area industrial market
- Property tax abatement available
- Proximity to strong local workforce
- Abundant restaurants, gas, banking and retail amenities within 4 miles



Distance to Cities

City	Distance (mi)
Indianapolis	114
Nashville	174
St. Louis	260
Chicago	296
Detroit	361
Atlanta	420



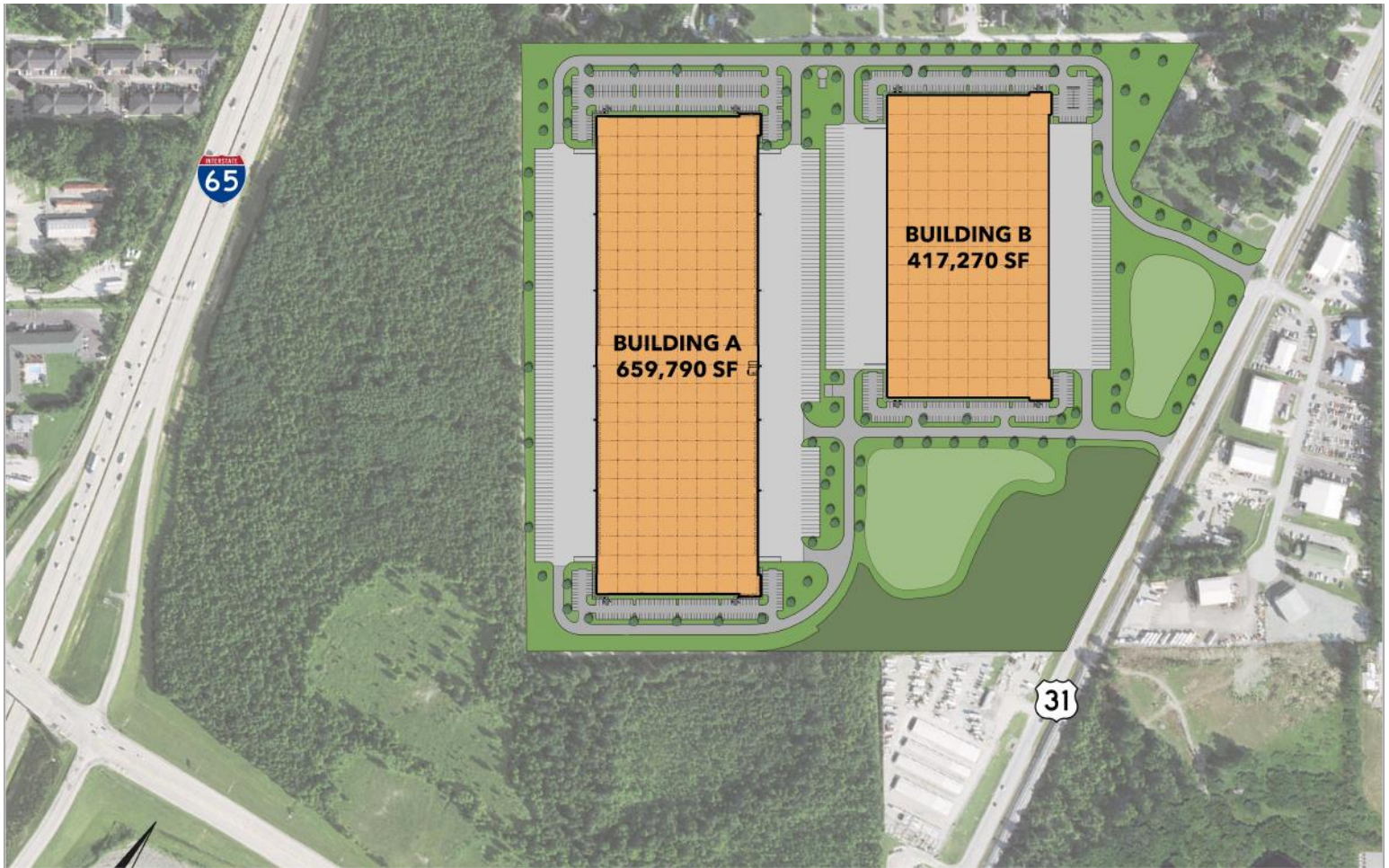
SPECIFICATIONS

BUILDING SIZE:	417,270 SF	DRIVE-IN DOORS:	Four 12' x 14' doors
BUILDING DIMENSIONS:	470' x 884'	FIRE PROTECTION:	ESFR system
CONSTRUCTION TYPE:	Concrete tilt wall and steel frame structure	WH LIGHTING:	LED; 30 FC @ 36" AFF
OFFICE SPACE:	Build-to-suit	HVAC:	Roof- mounted, gas-fired, make-up air heating units
CLEAR HEIGHT:	36' minimum	WINDOWS:	Clerestory windows and skylights
COLUMN SPACING:	55' wide, 58' deep typical; 60' deep speed bays	TRUCK COURT:	185' (incl. 55' trailer spots)
ROOF:	60 mil TPO membrane roof, R-20	AUTO PARKING:	293 spaces
FLOOR:	7" reinforced concrete slab	TRAILER STORAGE:	100 spaces
LOADING DOCKS:	84 9' x 10' dock doors	ELECTRICAL:	4,000 amp, 277/480 volt, 3-phase, 4-wire service



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www.clarionpartners.com

For more information on this opportunity, please contact

NAIFortis Group

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