



TRADE CENTER™

FOR SALE OR LEASE – 721,050 SF DISTRIBUTION FACILITY

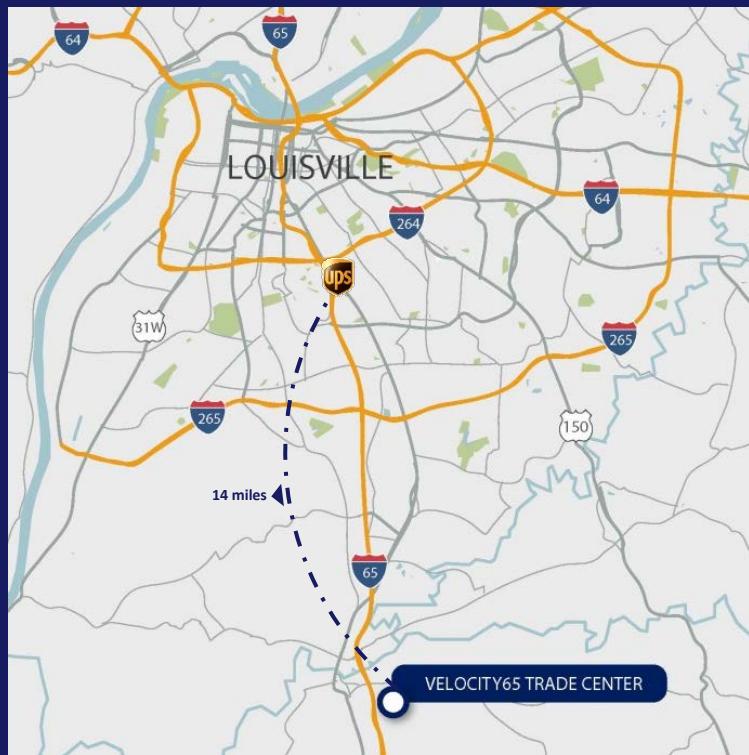
120 VELOCITY WAY, SHEPHERDSVILLE, KENTUCKY



Breaking new ground



Commercial Kentucky



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



DEVELOPMENT OVERVIEW

Total site area (acres): +/- 241
Total proposed SF: +/- 4 million

BUILDING #1

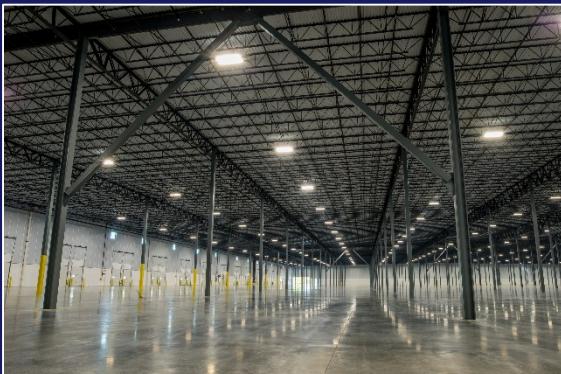
Building type: Bulk distribution / warehouse / e-commerce
Acreage: 44.15±
Loading: Cross-dock
Square feet: 721,050 (570' X 1,265')
Office %: To suit
Truck Flow: Available 360-degree onsite truck circulation
Column spacing: 55' x 50'
Velocity bay: 55' x 60'
Construction type: Tilt-up concrete
Clear height: 36'
Roof: TPO with LTTR R-value of 20

Sprinkler: ESFR
Warehouse lighting: LED – avg. 30fc @ 36" AFF
Flooring: 8" concrete slab (FF50/FL35)
Dock doors: 72 (54 furnished with levelers)
Drive-in doors: Three (3) electric 14' x 14'
Auto parking: 174 stalls (expandable to 464 on site)
Trailer parking: 71 stalls (expandable to 138 on site)
Truck court depth: 140'
HVAC: Energy-efficient air rotation units in warehouse
Power:

- Two 2,000-amp services (4,000-amp total)
- Up to 20MV from two separate divergent power feeds



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SITE ADVANTAGES

FLEXIBILITY

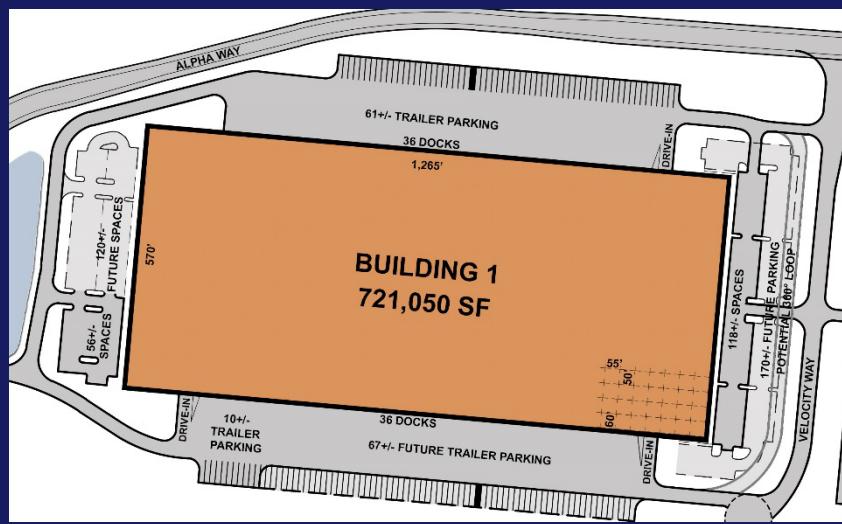
E-COMMERCE SUITABLE

IMMEDIATE ACCESS TO
I-65 CORRIDOR

HIGH EXPOSURE TO I-65

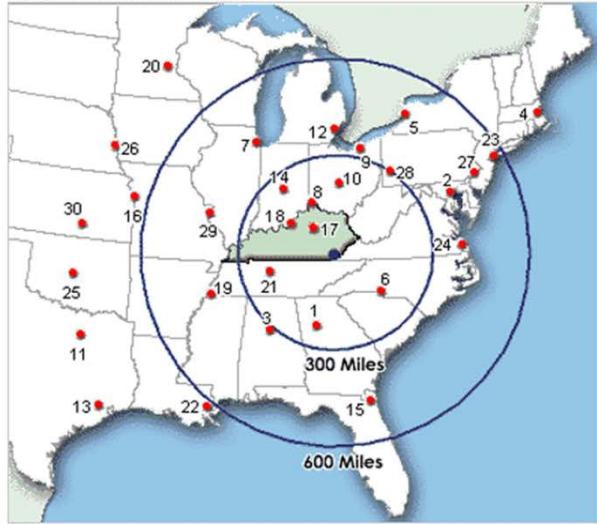
ABUNDANT LABOR

MEGA BUILDING SIZES



Location

Selected Market Centers



Percent of U.S. Within 600 Miles of Bullitt County

Population
46%

Personal Income
54%

Retail Sales
43%

Manufacturing Employment
53%

Highway Distance to Selected Market Centers

City	Miles	City	Miles	City	Miles
1. Atlanta, GA	400	11. Dallas, TX	814	21. Nashville, TN	157
2. Baltimore, MD	618	12. Detroit, MI	384	22. New Orleans, LA	686
3. Birmingham, AL	347	13. Houston, TX	936	23. New York, NY	763
4. Boston, MA	972	14. Indianapolis, IN	135	24. Norfolk, VA	656
5. Buffalo, NY	555	15. Jacksonville, FL	748	25. Oklahoma City, OK	779
6. Charlotte, NC	447	16. Kansas City, MO	527	26. Omaha, NE	717
7. Chicago, IL	316	17. Lexington, KY	85	27. Philadelphia, PA	690
8. Cincinnati, OH	122	18. Louisville, KY	19	28. Pittsburgh, PA	409
9. Cleveland, OH	368	19. Memphis, TN	360	29. St. Louis, MO	285
10. Columbus, OH	228	20. Minneapolis, MN	723	30. Wichita, KS	723

Population Source: U.S. Census Bureau, Population Division, 2008 population estimate

Personal Income Source: 2007 Regional Economic Accounts, Bureau of Economic Analysis (BEA), US Dept of Commerce

Retail Sales Source: 2002 Economic Census, US Census Bureau

Manufacturing Employment Source: 2007 County Business Patterns, US Census Bureau

Highway Distance Source: ESRI Arcview StreetMap, 2007

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