



Total Population
1,395,855



Total Labor Force
691,163



Median Household Income
\$68,921



Median Household Value
\$253,600

About InSite Real Estate

Developer, Owner, and Operator

InSite Real Estate, LLC acquires, develops, and operates industrial, office, and retail investment property nationwide.

Proven Industrial Build-to-Suit Specialist

InSite specializes in the execution of build-to-suit projects for investment-grade and other creditworthy industrial and logistics tenants in primary, secondary, and tertiary markets.

To date, InSite has completed over 700 industrial, office, and retail projects in over 40 states ranging from 2,000 to 2.6 million square feet in size and \$1 million to \$300 million in value.



Ford Motor Company — Newport, MI



Penske Logistics — Romulus, MI



BWI — Krakow, Poland



The Kroger Co. — Romulus, MI



Frito-Lay — Baton Rouge, LA



Game One — Swanton, OH

Shelbyville Commerce Park

Shelbyville, KY

Louisville/Jefferson County MSA



Shovel Ready BTS Site

- Up to 3,150,000 SF
- Industrial Zoned
- Utilities to Site
- Delivery 2026 (Accommodate)

Project Features

- Heavy Power ± 10MW readily available by Kentucky Utility
- Industrial Sized Utilities Available for Connection
- 40' Clear Height or to Suit
- 56' x 50' Column Spacing with 60' Dock Speed Bays or to Suit
- Ample Car Parks, Dock Positions, and Trailer Storage
- 7" 4000 PSI Reinforced Concrete Floor Slab or Build-to-Suit
- ESFR Fire Suppression System or to Suit
- LED Lighting or to Suit

Transportation

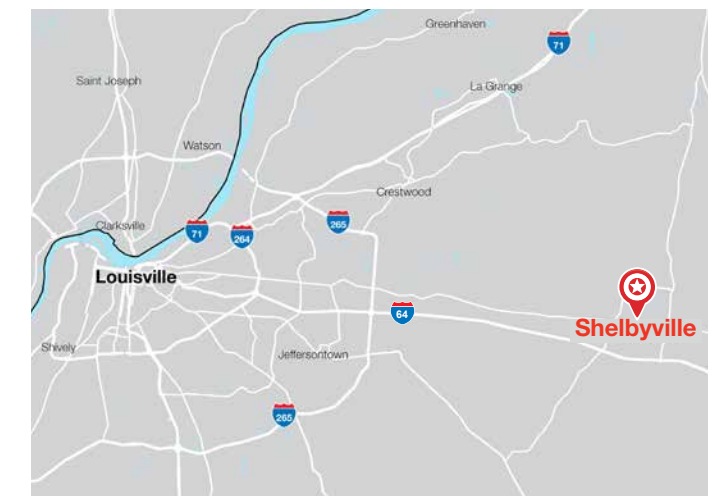
- 8-Minute Drive to Interstate 64
- 1-Day Drive Time to 95M Total Population
- 32-Minute Drive Time to Louisville International Airport
- 36-Minute Drive Time to Louisville, KY
- 39-Minute Drive Time to CSX Intermodal Terminal in Louisville
- 47-Minute Drive Time to the Port of Louisville

Labor Force

- Labor Force of over 900K within a 45-Minute Drive Time

State, Regional, and Local Incentives Available

- Kentucky Business Investment (KBI) Program Eligible
- Kentucky Enterprise Initiative Act (KEIA) Eligible
- Kentucky Reinvestment Act (KRA) Eligible
- Bluegrass State Skills Corporation Skills Training Investment Credit (STIC)



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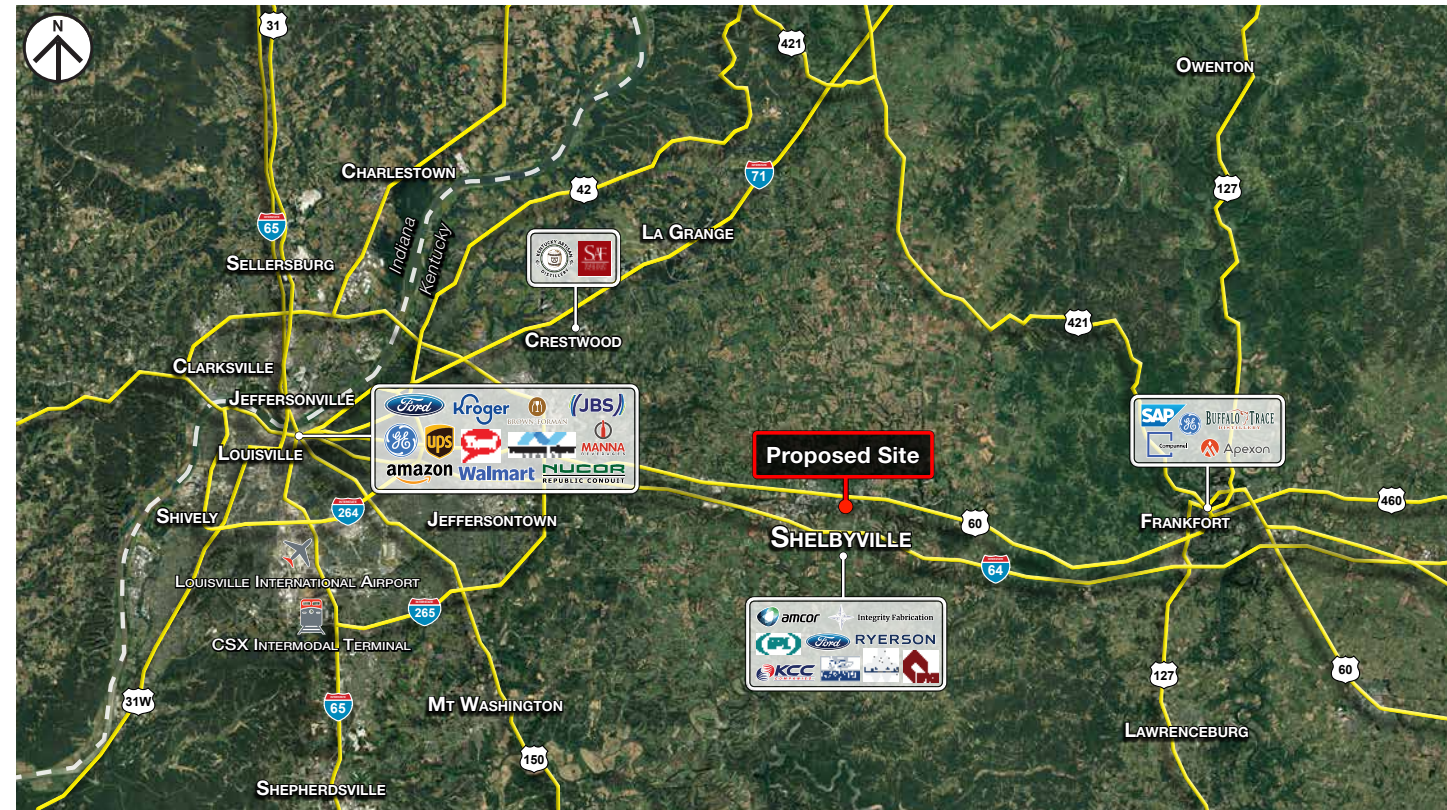


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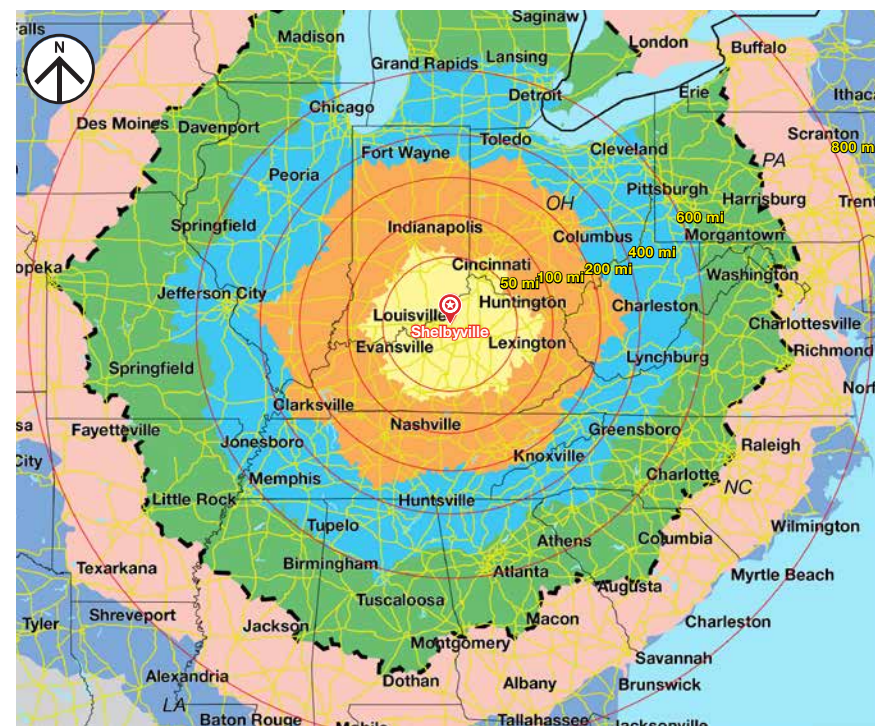
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Proximities Map



Highway Distance

City	Highway Distance	Drive Time
Louisville, KY	33 mi	36 min
Lexington, KY	47 mi	53 min
Cincinnati, OH	90 mi	1 hr 30 min
Bowling Green, KY	143 mi	2 hr 8 min
Indianapolis, IN	143 mi	2 hr 15 min
Nashville, TN	195 mi	3 hr 2 min
Columbus, OH	196 mi	3 hr 6 min
St. Louis, MO	291 mi	4 hr 29 min
Huntsville, AL	305 mi	4 hr 48 min
Chicago, IL	327 mi	5 hr 12 min
Cleveland, OH	338 mi	5 hr 13 min
Detroit, MI	351 mi	5 hr 23 min
Pittsburgh, PA	378 mi	5 hr 53 min
Memphis, TN	405 mi	6 hr 11 min
Atlanta, GA	428 mi	6 hr 27 min
Charlotte, NC	448 mi	7 hr 8 min
Baltimore, MD	581 mi	8 hr 56 min
Washington, D.C.	575 mi	8 hr 58 min
Toronto, Ontario, Canada	934 mi	9 hr 18 min
Virginia Beach, VA	640 mi	9 hr 47 min
Philadelphia, PA	663 mi	10 hr 18 min
New York City, NY	748 mi	11 hr 53 min
Ottawa, Ontario, Canada	1,369 mi	12 hr 47 min



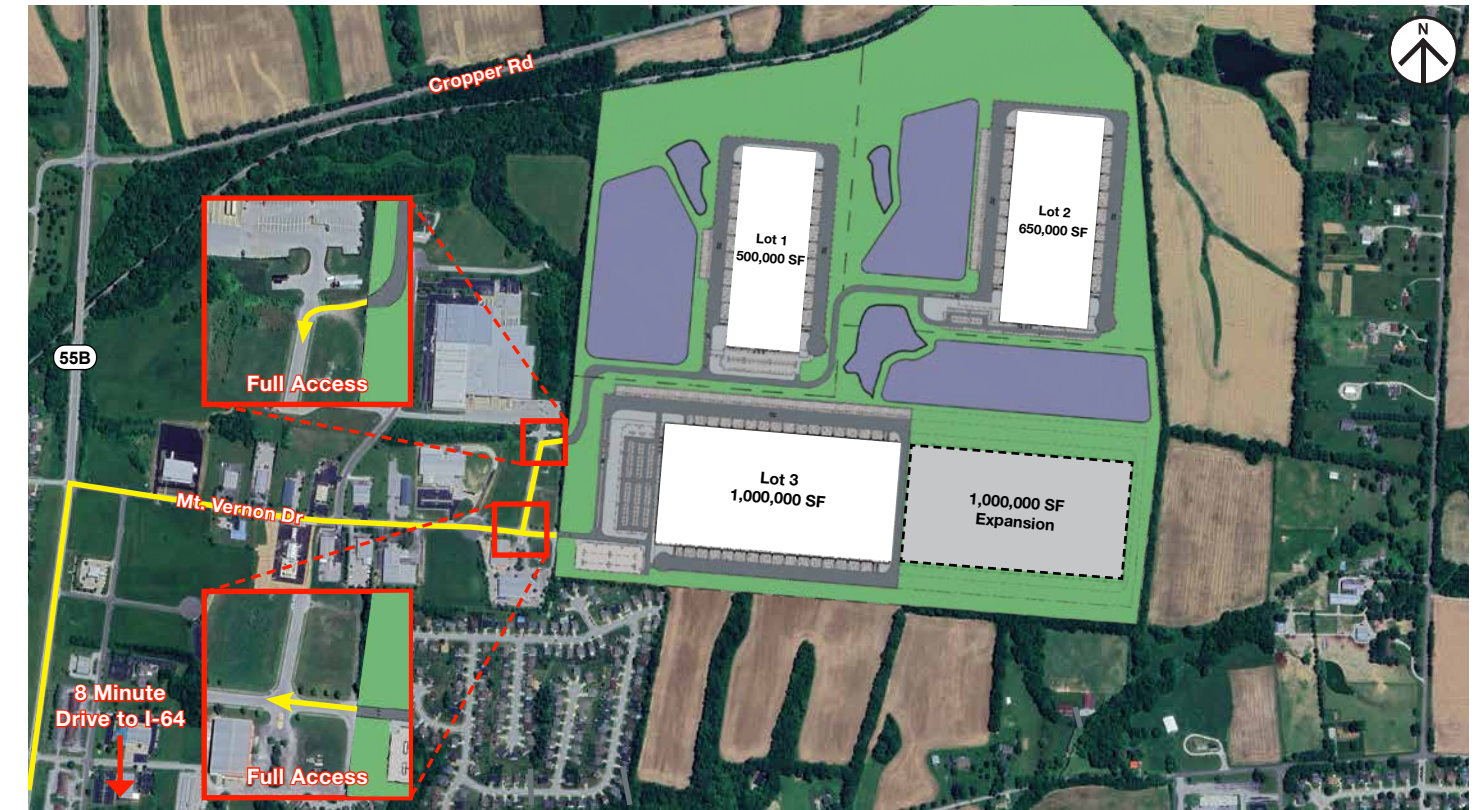
Property Features

Road:	Direct access to Interstate 64 (8 minutes)
Air:	Louisville International Airport (32 minutes) UPS Worldport (44 minutes)
Intermodal Terminals:	CSX Intermodal Terminal (39 Minutes)



1-Day Drive Time to 95M Total Population

Premises Plan



Lot 1 Building Specs

Size:	500,000 SF or to Suit
Clear Ceiling Height:	40' or to Suit
Loading Docks:	50 or to Suit
Car Parks:	175 or to Suit
Trailer Parks:	100 or to Suit
Office:	15,000 SF or to Suit
Electrical:	4,000 Amps Available (Expandable to Suit)

Lot 3 Building Specs

Size:	1,000,000 SF (Expandable to 2,000,000 SF) or to Suit
Clear Ceiling Height:	40' or to Suit
Loading Docks:	100 or to Suit
Car Parks:	350 or to Suit
Trailer Parks:	200 or to Suit
Office:	30,000 SF or to Suit
Electrical:	7,000 Amps Available (Expandable to Suit)

Utilities

Electric:	Kentucky Utility	10MW available
Gas:	Atmos Gas	8" Main South Side of the Site
Water:	Shelbyville Municipal Water & Sewer	14" Main - South Side of the Site 8" Main - West Side of the Site 12" Main - West Side of the Site
Sewer:	Shelbyville Municipal Water & Sewer	12" Main - West Side of the Site 15" Main - South Side of the Site
Fiber:	AT & T	Redundancy Available (Service to Suit)

Lot 2 Building Specs

Size:	650,000 SF or to Suit
Clear Ceiling Height:	40' or to Suit
Loading Docks:	65 or to Suit
Car Parks:	228 or to Suit
Trailer Parks:	130 or to Suit
Office:	19,500 SF or to Suit
Electrical:	5,000 Amps Available (Expandable to Suit)

All Buildings Feature:

Roof:	TPO - 20 Year Warranty or to Suit
Exterior Wall:	Insulated Concrete Wall Panels or to Suit
Floor:	7" Thick Reinforced Concrete Slab on Grade or to Suit
Structure:	56' x 50' Bay Spacing (Minimum) with 60' Dock Speed Bays or to Suit
HVAC:	High-Efficiency Gas Fired or to Suit
Lighting:	LED Lighting Fixtures or to Suit
Fire Suppression:	ESFR or to Suit