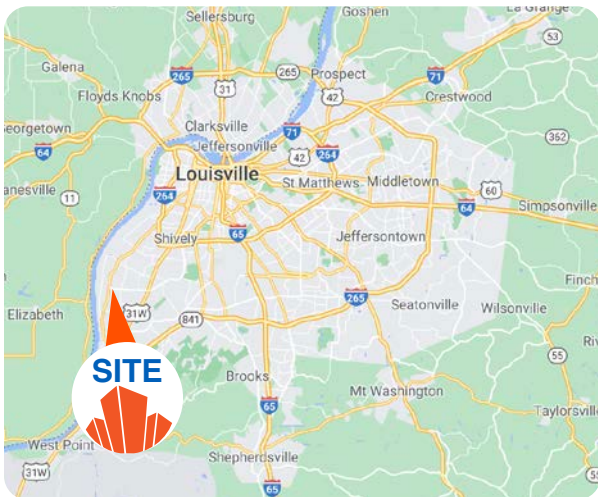




## BUILDING FOR SALE

7215 Riverport Plaza Dr | Louisville, KY 40258



**SALE PRICE: \$995,000**  
**5,202 SF± / 1.79 ACRE LOT**

- **Location:** Located in a high-growth corridor with over \$500 million in recent nearby investments, including Lincoln Property Co.'s \$25M warehouse development, GE Appliances' \$490M expansion, and Kentucky's first hyperscale data center—positioning 7215 Riverport Plaza Dr at the center of Louisville's industrial and tech-driven growth.
- **Interior Features:** Spacious lobby area with potential for retail or customer service operations. Also includes private offices, conference rooms, and meeting spaces.
- **Zoning:** Zoned PEC (Planned Employment Center). Supports a mix of industrial, office, and commercial uses, fostering a diverse and dynamic business environment tailored for growth and innovation.
- **Parking:** Ample on-site parking for customers and staff, easily accessible from the main road.

**JUSTIN BAKER**  
**MICHAEL TABOR**  
**PHIL RADCLIFF**

JBAKER@TRIOCPG.COM  
 MTABOR@TRIOCPG.COM  
 PRADCLIFF@TRIOCPG.COM

(502) 454-0911  
 (502) 454-4557  
 (502) 454-5611

## Invest in a Region of Growth and Opportunity

Located in the heart of **Louisville's Riverport industrial corridor**, 7215 Riverport Plaza Dr is uniquely positioned in a market experiencing dynamic growth, major investments, and increasing demand for logistics, manufacturing, and technology infrastructure.

### Key Regional Developments Driving Value:

- **\$25 Million Warehouse Investment by Lincoln Property Co.**

One of the nation's largest private real estate firms, Lincoln Property Co., is constructing two speculative warehouses totaling nearly **300,000 SF** at nearby **6990 and 7100 Logistics Drive**. This major development underscores confidence in the Riverport market and highlights its strategic appeal for distribution and industrial users.

- Over **\$24 billion in projects** developed by Lincoln since 2018
- Riverport already supports **120+ companies** and **6,500+ employees**

- **GE Appliances' \$490 Million Investment in Louisville**

GE Appliances is launching new product lines and expanding production capacity at its **Louisville headquarters**, representing a **\$490 million commitment** to the region. This initiative is expected to **create 1,000 new jobs**, further boosting the local economy and industrial demand.

- Expansion includes advanced appliance production and innovation
- Reinforces Louisville's role as a national manufacturing hub



- **Kentucky's First Hyperscale Data Center**

A transformative **hyperscale data center campus** is planned for development in Kentucky, representing **billions in investment** and massive long-term economic impact. The center is designed to attract global tech firms and high-skill jobs, while accelerating demand for infrastructure, power, and connectivity.

- Positions Louisville as a tech-forward market
- Enhances regional appeal to Fortune 500 companies and innovators

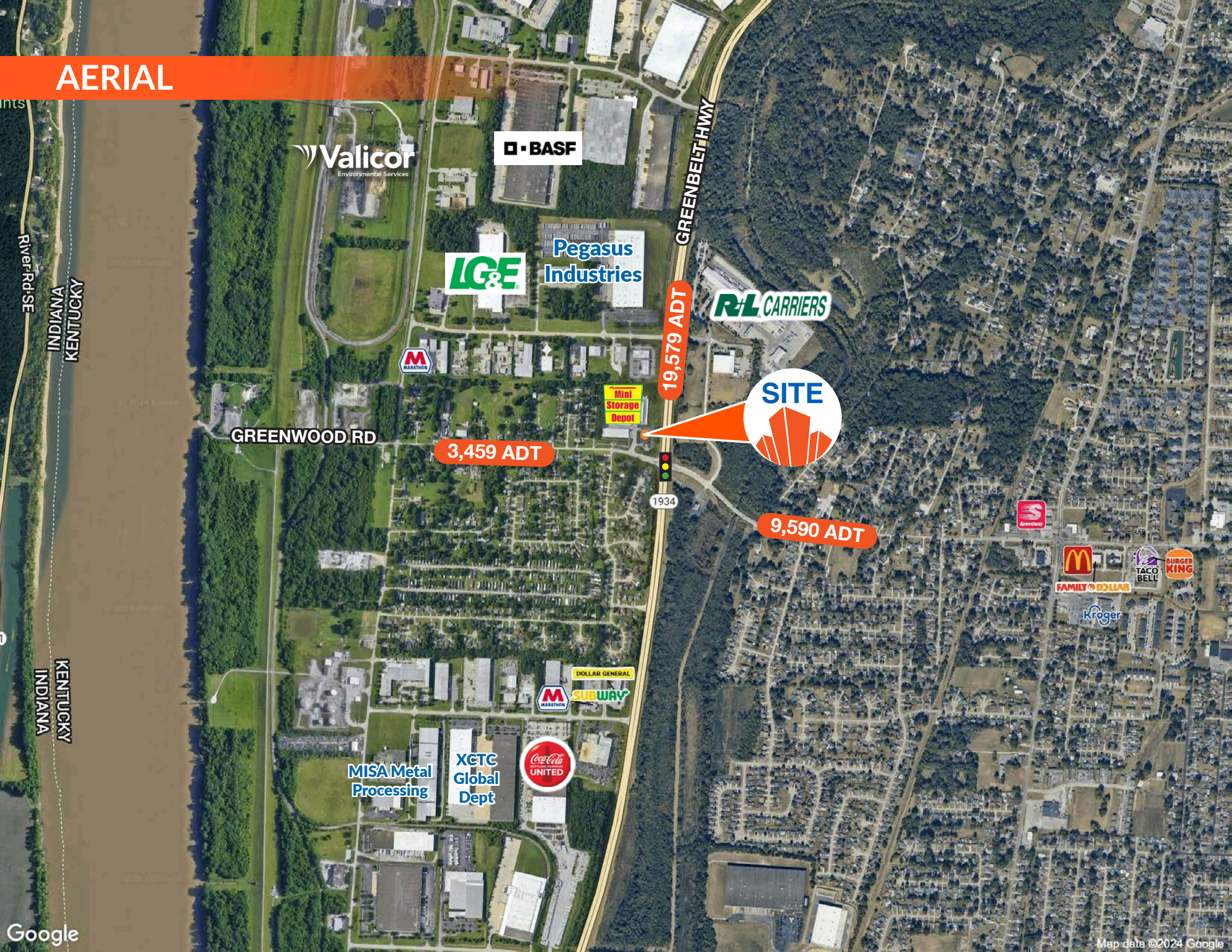


### Why 7215 Riverport Plaza Dr?

- Prime location within the **Riverport Foreign Trade Zone**, near the **Ohio River**, rail lines, and **UPS Worldport**
- Benefit from **surging demand** for industrial and commercial real estate in this high-growth corridor
- Ideal for owner-users, investors, or tenants seeking proximity to key logistics and manufacturing hubs

Seize this rare opportunity to **invest in the future of Louisville**—a market on the rise.

# AERIAL



Valicor  
Environmental Services

BASF

LG&E

Pegasus  
Industries

R&L CARRIERS

SITE

3,459 ADT

19,579 ADT

9,590 ADT

GREENWOOD RD

1934

MISA Metal  
Processing

XCTC  
Global  
Dept

Coca-Cola  
UNITED

DOLLAR GENERAL  
SUBWAY

McDonald's  
FAMILY DOLLAR

TACO BELL  
BURGER KING

Kroger

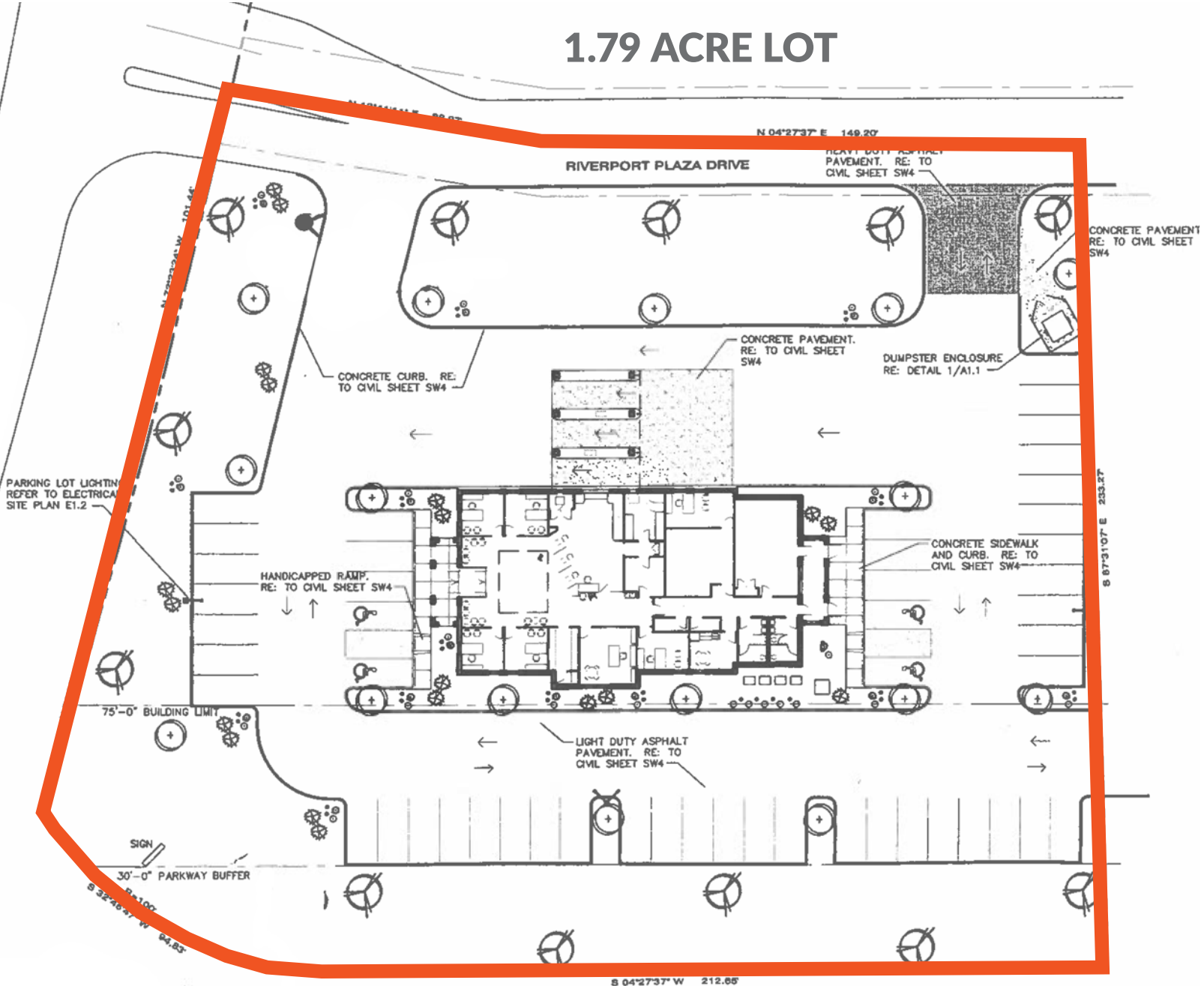
# SITE PLAN

1.79 ACRE LOT

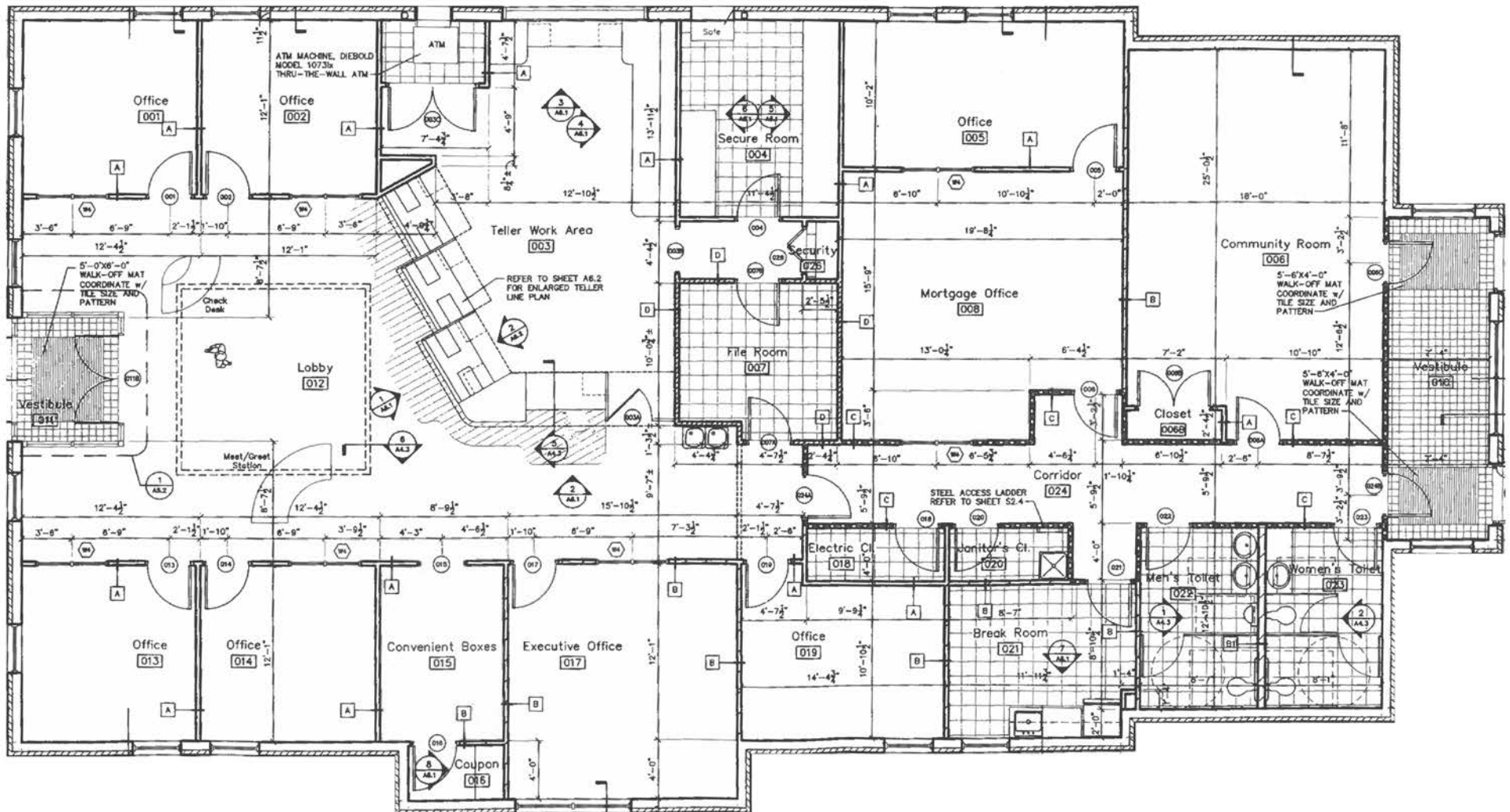
GREENWOOD RD

RIVERPORT PLAZA DRIVE

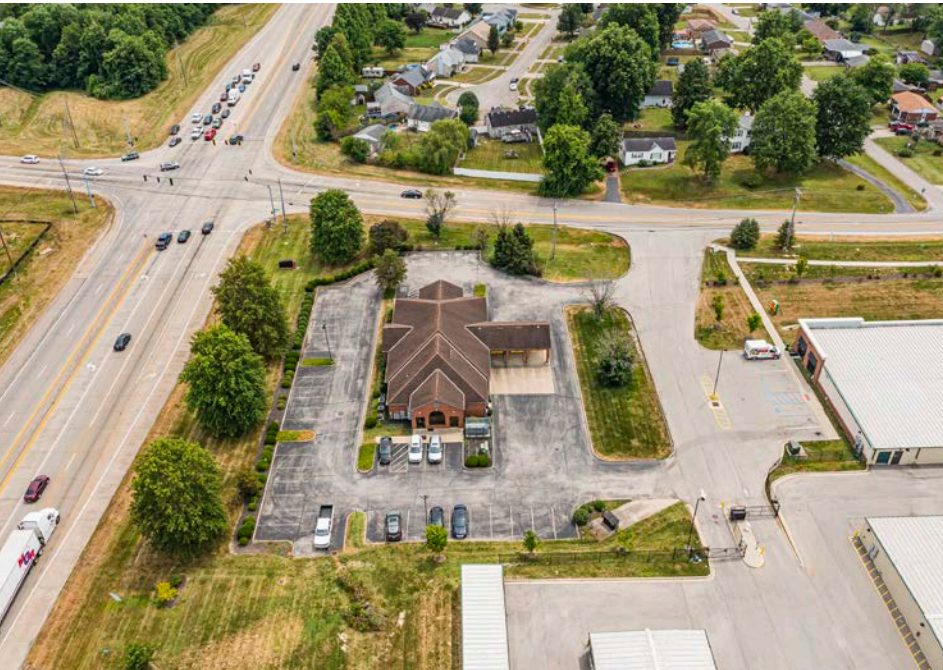
GREENBELT HWY



**5,202 SF±**

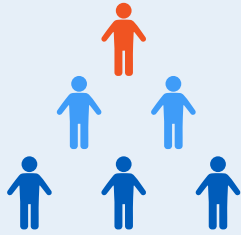


# PHOTOS



# DEMOGRAPHICS

## POPULATION



1 MILE **4,347**  
3 MILES **42,496**  
5 MILES **98,641**

## HOUSEHOLDS



1 MILE **1,701**  
3 MILES **17,386**  
5 MILES **40,510**

## BUSINESSES



1 MILE **147**  
3 MILES **1,074**  
5 MILES **2,342**

## EMPLOYEES



1 MILE **4,239**  
3 MILES **13,294**  
5 MILES **22,198**

## MEDIAN HOUSEHOLD INCOME



1 MILE

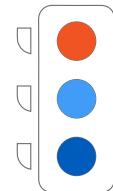


3 MILES



5 MILES

## TRAFFIC COUNTS



**GREENBELT HWY**  
19,579 ADT

**GREENWOOD RD**  
3,459 ADT

