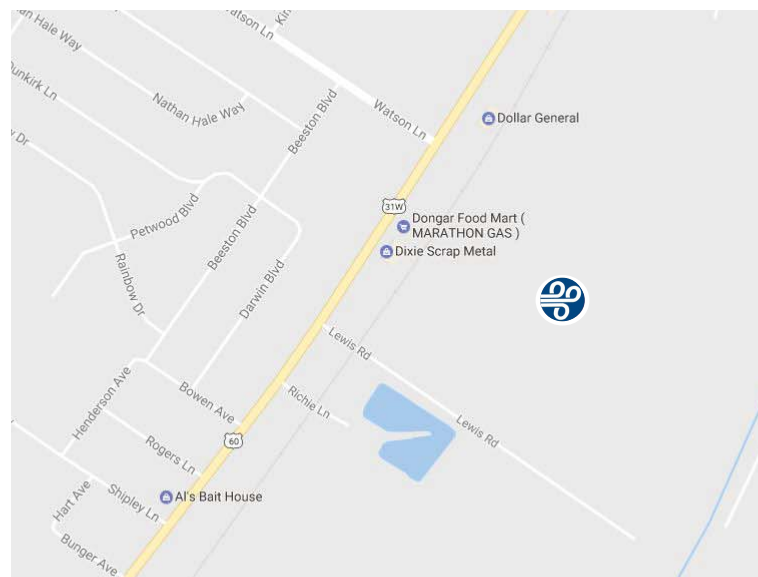


LOUISVILLE & JEFFERSON COUNTY RIVERPORT - PHASE 5

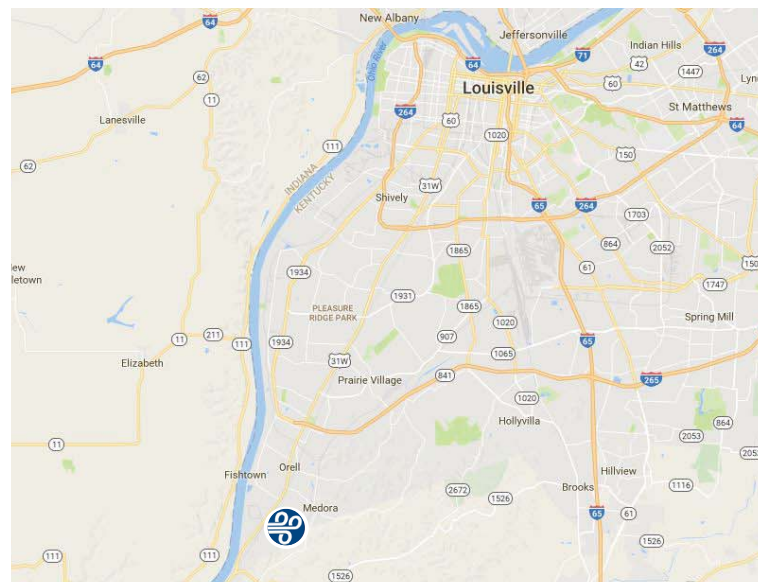
14045 Dixie Highway/6501 Lewis Road

Property Type:	Vacant Land For Sale
Possible Uses:	Industrial
Gross Land Area:	164 Acres
Sale Terms:	Cash to Seller
Price Per Acre:	\$80,000 per acre (non rail-served) \$95,000 per acre (rail-served)
Nearest MSA:	Louisville-Jefferson County
County:	Jefferson
Zoning:	EZ-1 - Enterprise Zone District
Road Type:	Highway
Property Visibility:	Good
Highway Access:	2.5 miles to Gene Snyder Freeway (KY-841) 12.5 miles to I-65 16 miles to UPS Worldport at Louisville International Airport
Rail Access:	Yes



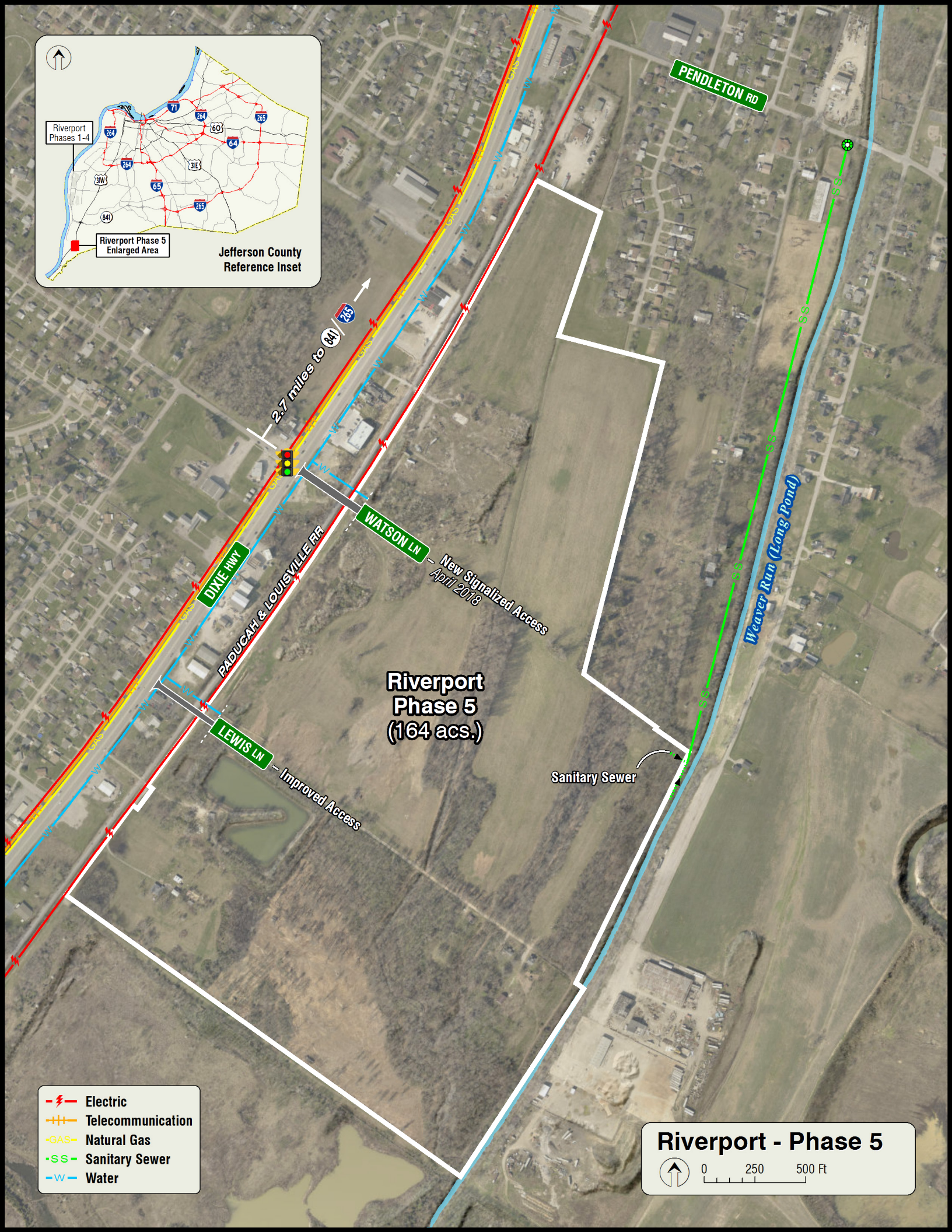
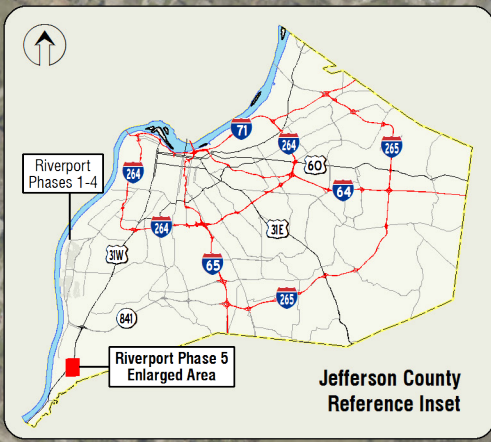
OVERVIEW/COMMENTS

Cleared land with new signalized industrial access road and gated rail crossings. This 164-acre tract is served by a new, 18" sanitary sewer line. All other utilities are available nearby including three-phase electric, natural gas, fiber-optic cable and data, telephone and domestic water. All Corps of Engineers and Kentucky Division of Water permitting for impacts to wetlands, streams, floodplain and bat habitats are in place and mitigation payments for endangered species and wetlands have been satisfied. The owner will provide all necessary storm water detention and water quality infrastructure for the entire property based on a typical industrial development pattern. Easy tractor-trailer access to I-65 and the Louisville International Airport exists via Dixie Highway (US-31) and the Gene Snyder Freeway (KY-841).



Property Contacts

Matt Yates
Jefferson Riverport International
(502) 935-6024
matt.yates@jeffersonriverport.com



- Electric
- Telecommunication
- Natural Gas
- Sanitary Sewer
- Water

Riverport - Phase 5

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