



RIVERPORT INDUSTRIAL WAREHOUSE

**7301 DISTRIBUTION DRIVE,
LOUISVILLE, KY 40258**

200,000 SF AVAILABLE



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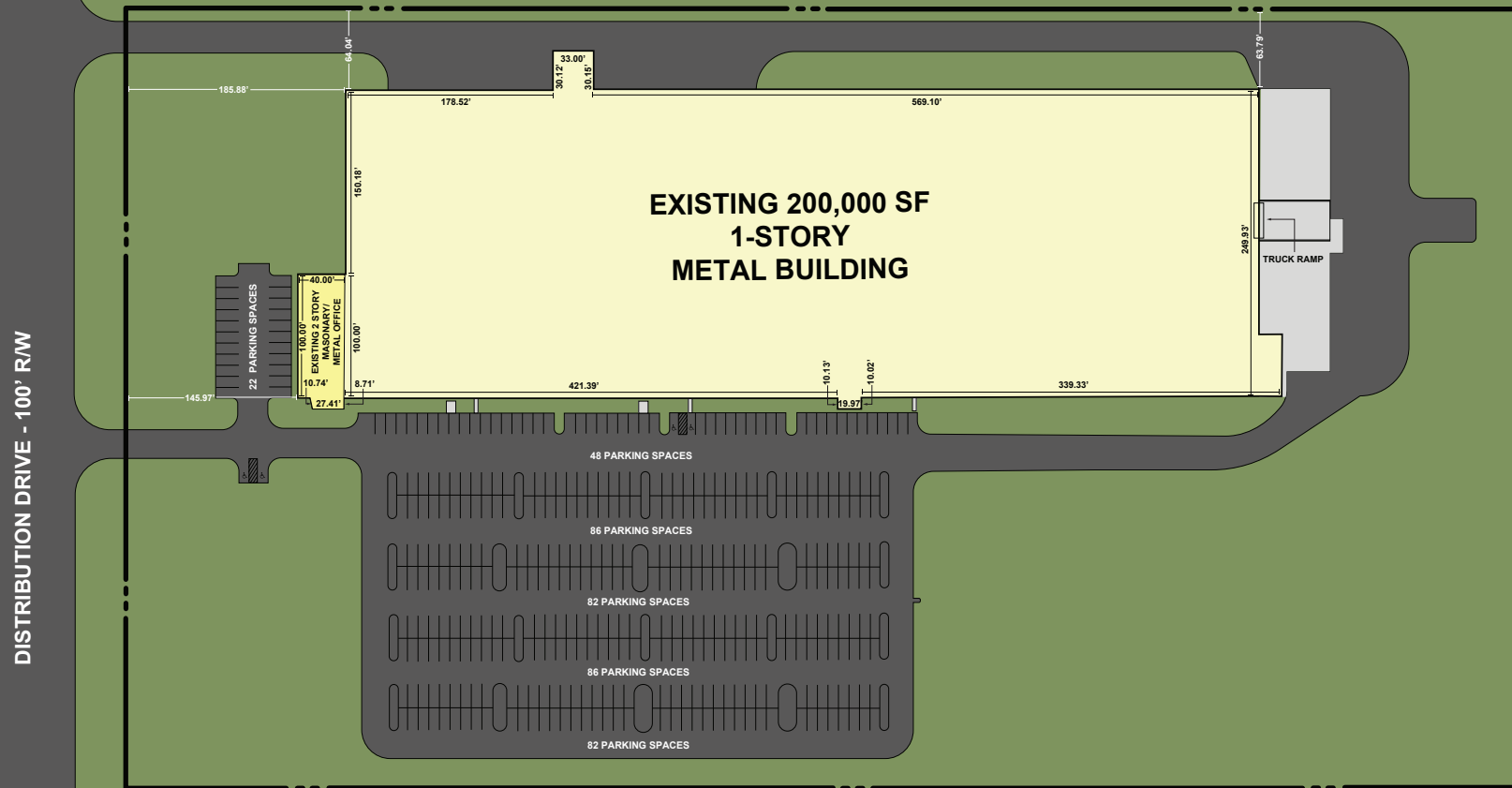
200,000 SF WAREHOUSE FOR SALE

7301 Distribution Drive is a 200,000 SF warehouse facility located in the Riverport Submarket. The Riverport submarket, also known as Jefferson Riverport International, is a major industrial and logistics hub located on the Ohio River in Louisville, Kentucky. It is a strategically planned industrial community that is home to over 120 companies, primarily engaged in advanced manufacturing, logistics, and distribution.

PROPERTY DETAILS

BUILDING SIZE	200,000 SF
OFFICE	FRONT OFFICE : 8,000 SF (2 floors) WAREHOUSE OFFICE: Approximately 12,000 SF
CLEAR HEIGHT	21' - 31'
ACERAGE	17.2 ACRES
DOCK DOORS	9
DRIVE-IN DOORS	(2) 16' x 16'
LIGHTING	LED & METAL HALIDE
ROOF	2020: WHITE TPO
YARD AREA	FENCED
COLUMN SPACING	30' x 50'
ZONING	EZ-1
PARKING	AMPLE
ADDITIONAL DETAILS	5 TON CRANE FORIEGN TRADE ZONE

SITE PLAN



LOCATION



RIVERPORT MARKET

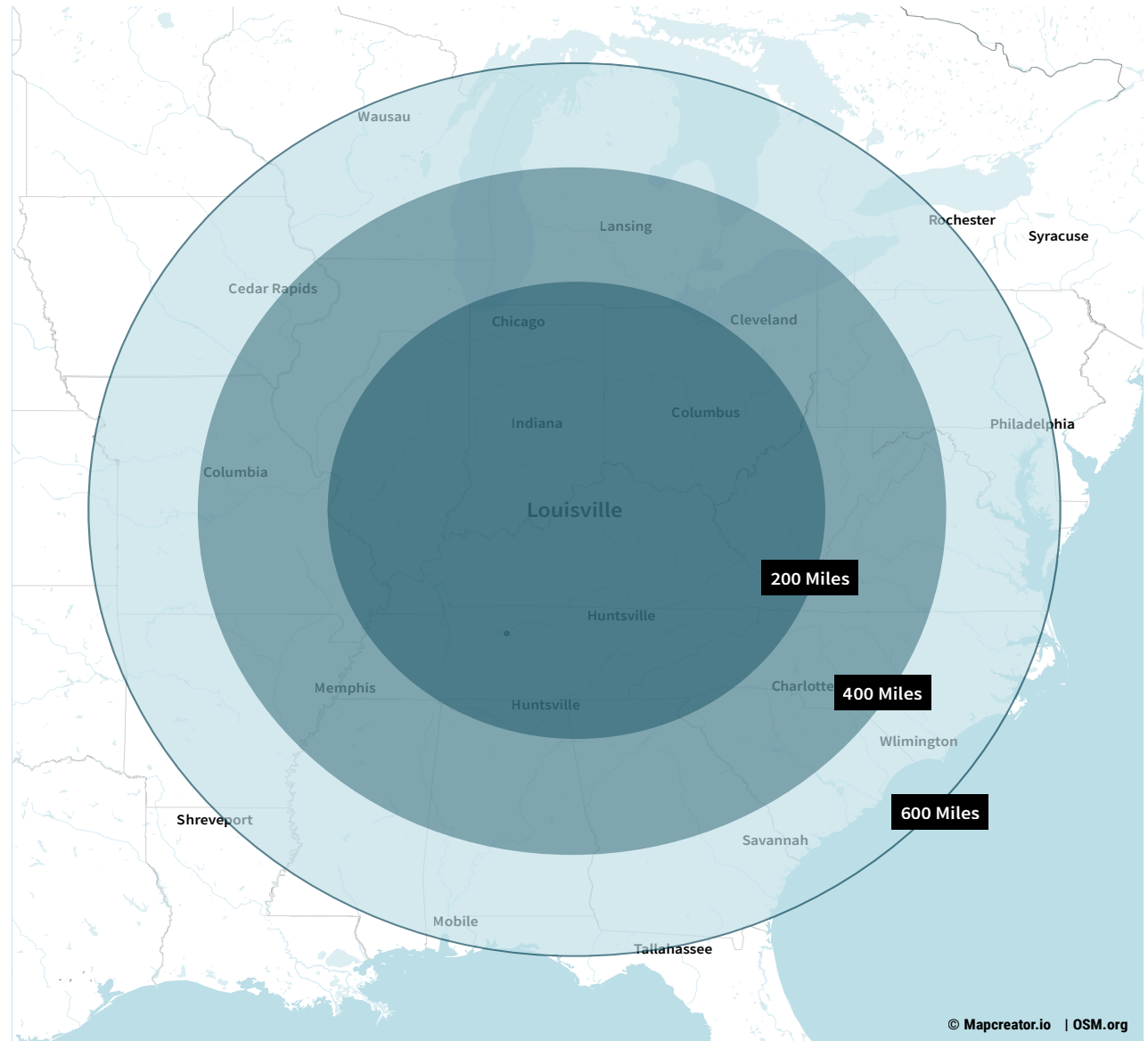
DRIVE TIMES

29.4 miles to Ford KTP

14.5 miles to UPS WorldPort

18.3 miles to Appliance Park

Two-thirds (2/3) of U.S.
population reachable in one
day's truck drive



CONTACTS:

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