



**PLATFORM
PARK**
@ I-65

PLATFORM
REAL ESTATE GROUP

1001 APPLELEAF GROVE
CLARKSVILLE, IN



**336,000 ± SF
BUILDING 1 FOR LEASE**

CBRE

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ABOUT PLATFORM PARK @ I-65



BUILDING 1	BUILDING 2	BUILDING 3	BUILDING 4	BUILDING 5
336,000 SF Complete	132,339 SF (Under Construction)	317,644 SF (Under Construction)	130,000 SF (BTS Opportunity)	264,000 SF (BTS Opportunity)

Platform Park @ I-65 is a 1,179,983 square foot, Class A industrial park situated in Southern Indiana. The park is strategically located along I-65, providing easy access to the surrounding region and major markets. Upon completion, the park will feature five state-of-the-art buildings, offering a total of 1.1 million square feet of industrial space.

The park's design prioritizes integration with the surrounding corporate environment, incorporating natural tree cover and streams to create a unique and attractive leasing opportunity. By blending seamlessly into the Southern Indiana and Louisville communities, Platform Park @ I-65 aims to become a premier industrial destination for occupiers in the region.

The park's infill location along I-65 positions it as a key logistics hub, offering easy access to major transportation routes and facilitating the efficient movement of goods and services, both locally and regionally. This strategic location, combined with the park's high-quality infrastructure and makes Platform Park @ I-65 an attractive option for occupiers looking to establish or grown their presence in the Louisville MSA.

PLATFORM PARK @ I-65

A GATEWAY BETWEEN THE MIDWEST AND SOUTHEAST



.94

Miles to Interstate 65



2.4

Miles to Interstate 265



8.3

Miles to Interstate 64



10.8

Miles to Interstate 264



11.8

Miles to Interstate 71



16.0

Miles to UPS Worldport



17.0

Miles to Ford Kentucky Truck Plant



21.0

Miles to Ford Louisville Assembly Plant



54% of the U.S. population can be reached within a 12-hour drive from Louisville.



82% of the U.S. population can be reached within a 24-hour drive from Louisville.



Louisville is home to the 5th busiest cargo airport in the world.



Louisville ranked #1 for transportation and warehouse labor (CBRE Research 2024)

INTERSTATE ACCESS VIA APPLELEAF LANE



Interstate 65 (I-65) serves as Louisville's primary north-south interstate highway, playing a crucial role in the city's transportation network. Stretching from Gary, Indiana, to Mobile, Alabama, it facilitates the movement of goods and people through the heart of Kentucky's largest city. I-65 connects Louisville to major metropolitan areas and regional attractions, enhancing accessibility and economic growth. The interstate also provides vital links to other highways and local roads, making it essential for both commuters and commercial traffic in the region.



PLATFORM PARK

@ I-65



FIVE CLASS A INDUSTRIAL FACILITIES
TOTALING 1,176,940 SF

BUILDING 1 SPECIFICATIONS

BUILDING 1

Available Space	Building 1 336,000 square feet	Lighting	LED lighting, 35 avg.
Building Configuration	Cross Dock	Electric	3,000 amps, 480/277v, 3-phase
Office Area	BTS	Roof	60 mil TPO 15 year warranty
Construction Type	Concrete tilt-up	Car Parking	252 spaces (152 future)
Clear Height	36'	Trailer Parking	65 spaces
Fire Suppression	ESFR (K-22.4 @ 40 PSI)	Slab	7" Speed bays reinforced Building slab unreinforced 3,000 PSI
Dock Doors	(29) w/ 40,000 lb/ levelers (62 future dock positions)	Jurisdiction	Clarksville
Drive-In Doors	(3) 14' X 16'	Zoning	I-1
Column Spacing	52'(w) X 56'(d) typ. 60' speed bay		

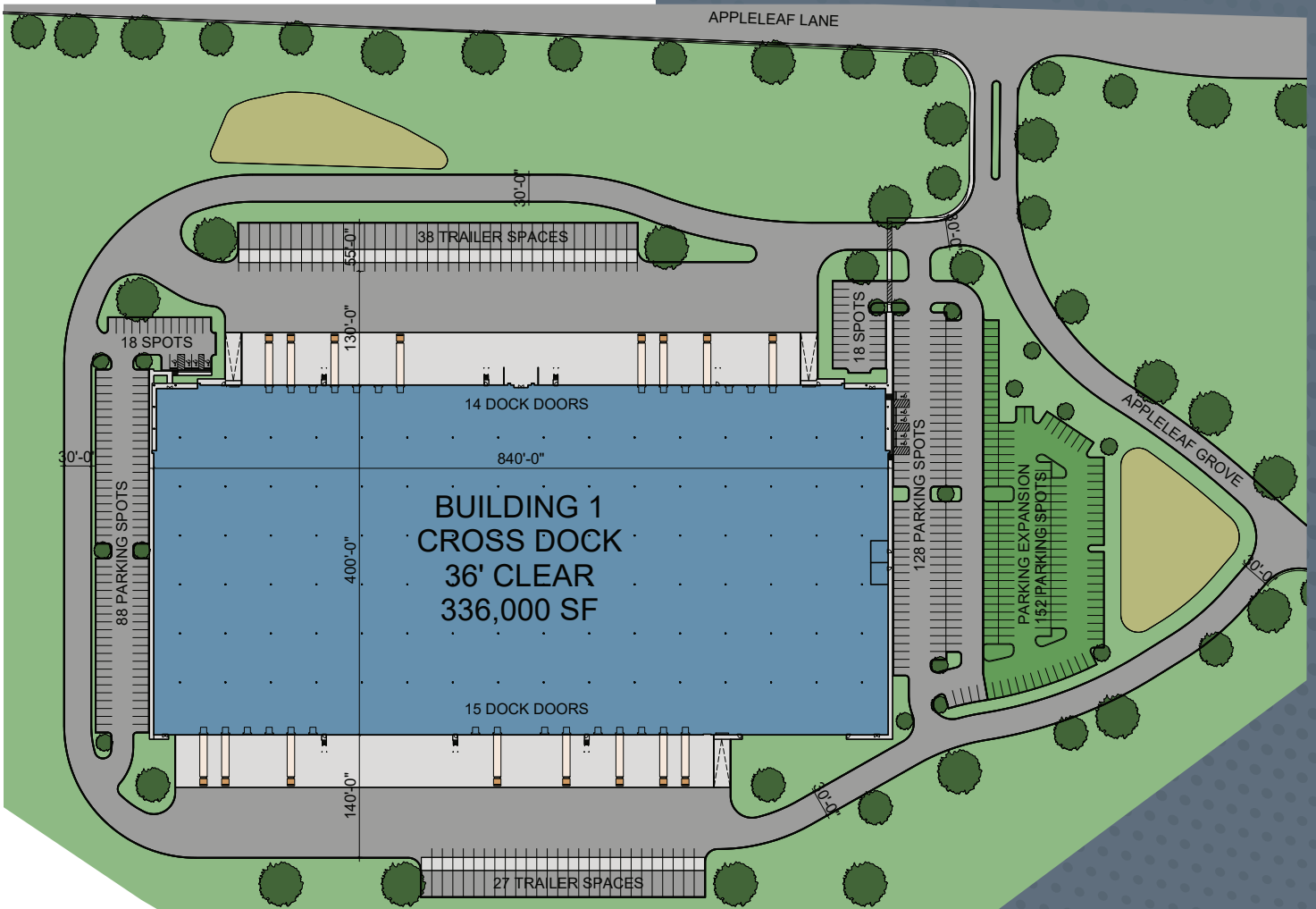
SITE PLAN

336,000 ± SF



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BUILDING 1



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336,000 ± SF
BUILDING 1 FOR LEASE



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