

# MIDLAND INDUSTRIAL CENTER

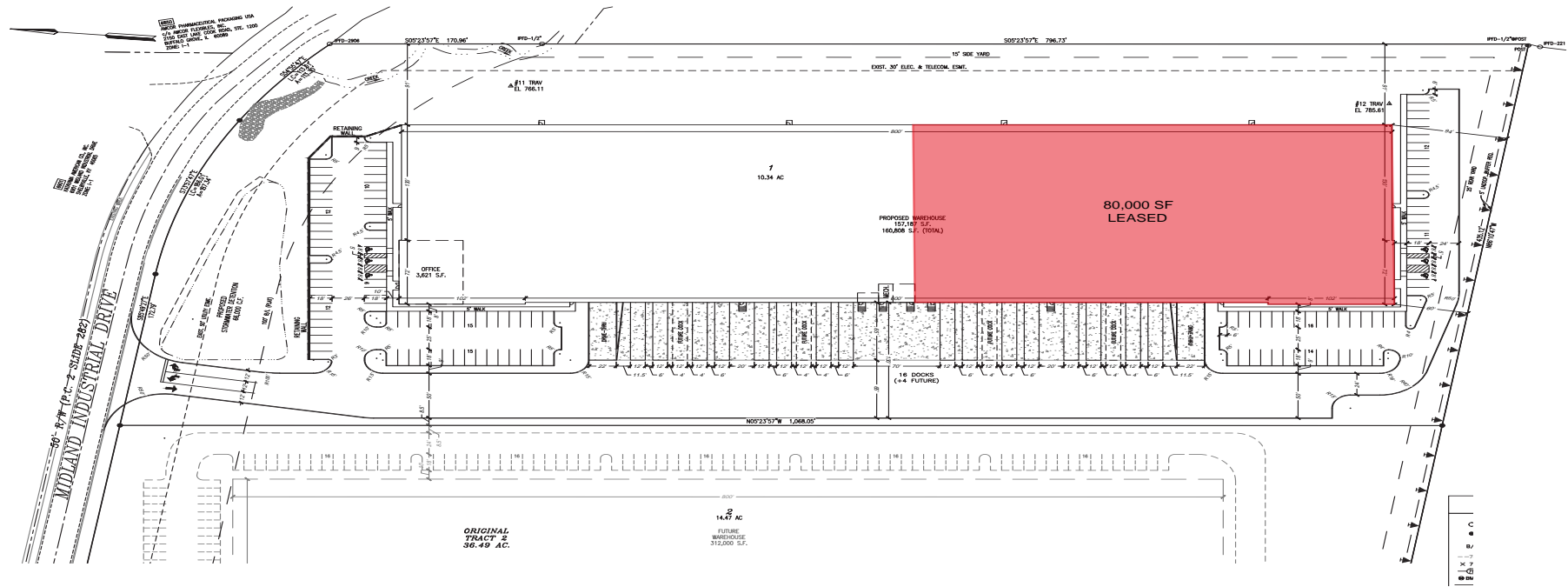
SHELBYVILLE, KY

NEW CLASS A INDUSTRIAL PARK  
AVAILABLE FOR OCCUPANCY

Morgan LaCroix  
+1 502 394 2507  
[morgan.lacroix@jll.com](mailto:morgan.lacroix@jll.com)

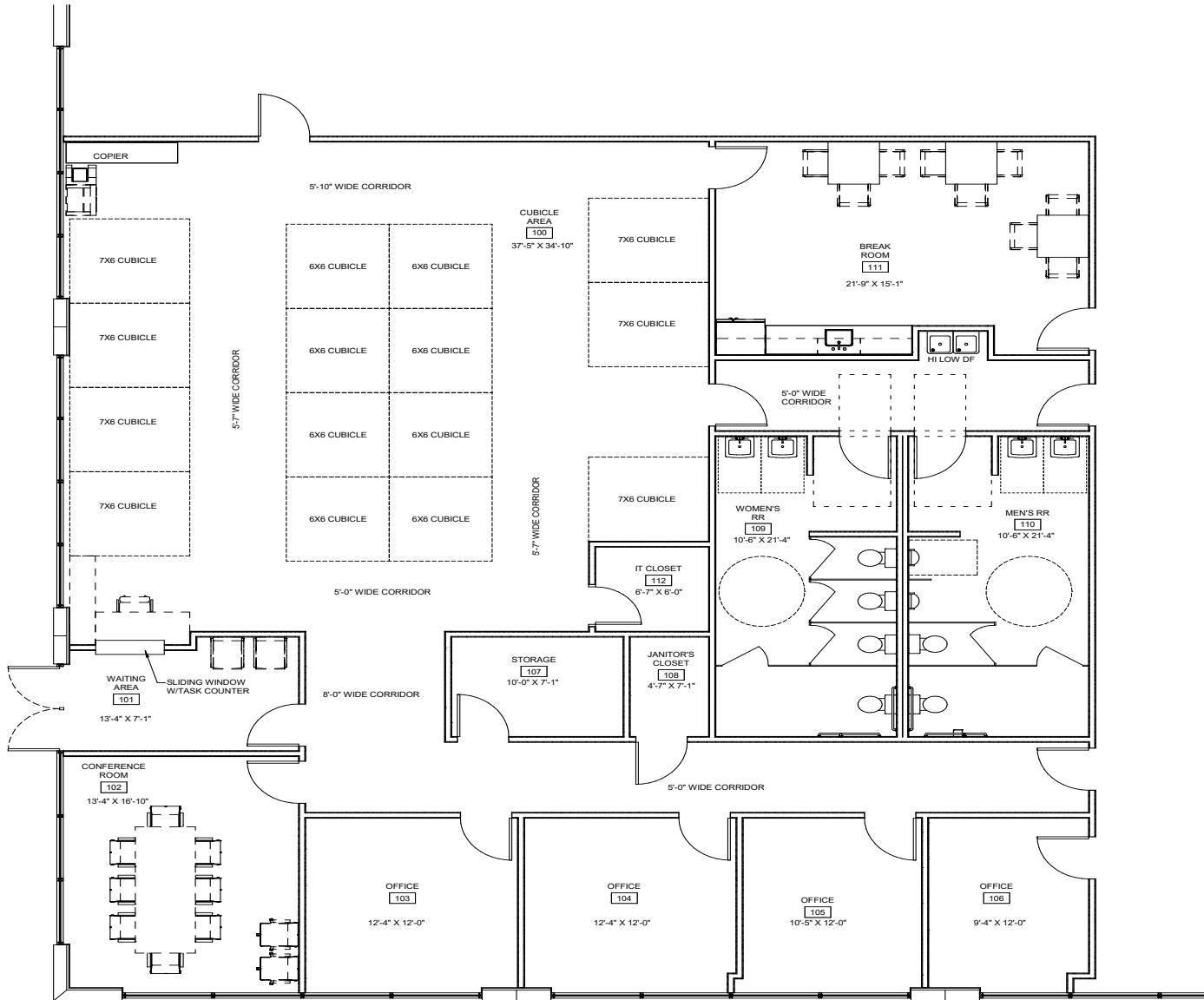


# Property specifications - Building 1



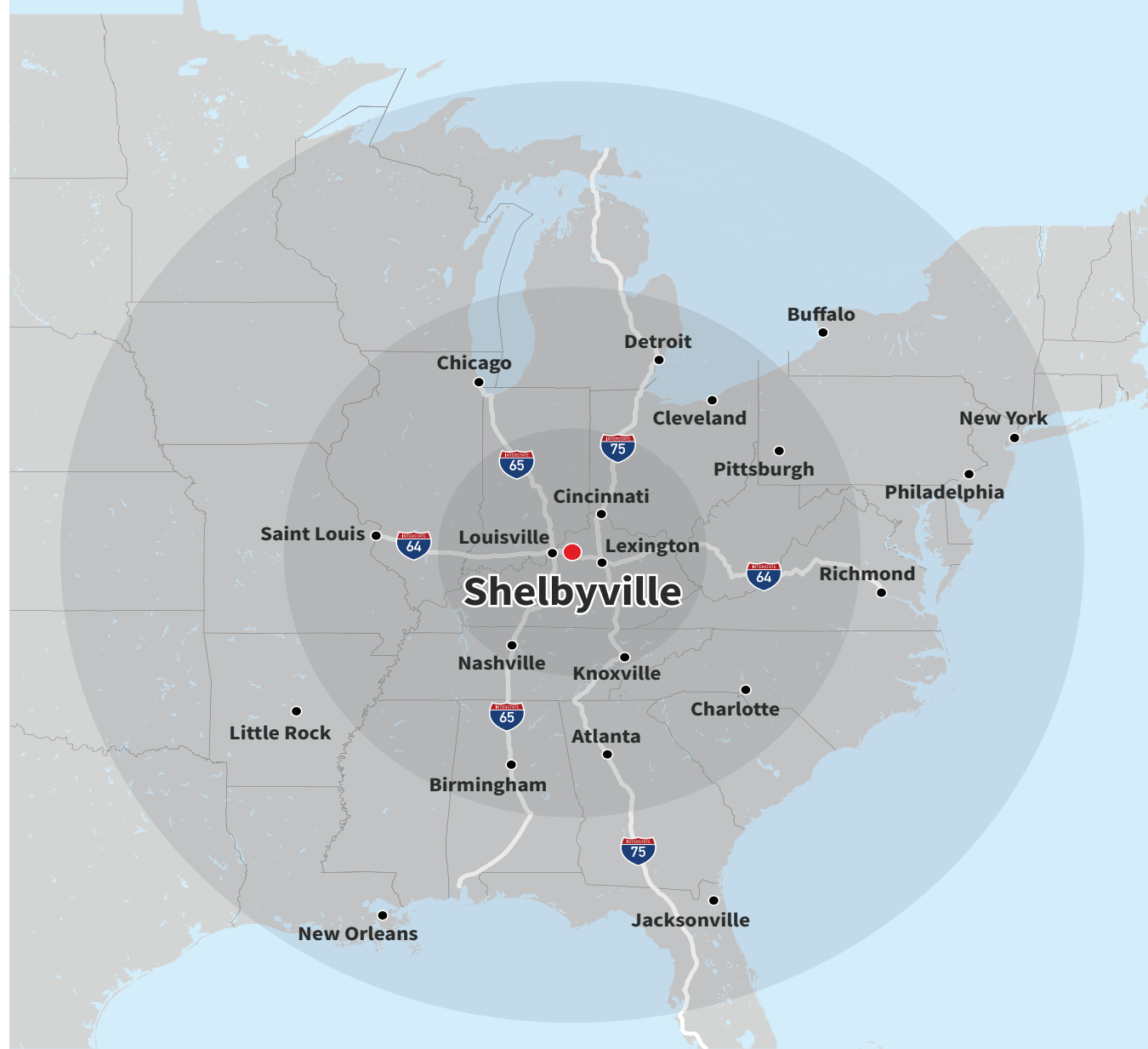
<b>Building size s.f.</b>	160,808	<b>Construction</b>	Loading-bearing, on-insulated tilt-up concrete panels with decorative reveals and texture paint	<b>Dock packages</b>	Prefinished 9' x 10' insulated overhead doors with view panels; dock equipment and 12' x 14' drive in doors
<b>Available s.f.</b>	80,000	<b>Dock bays</b>	60' x 50'	<b>Warehouse lighting</b>	High bay LED with 30 foot candle
<b>Parcel size</b>	10.34 acres	<b>Grade level doors</b>	2	<b>Fire suppression</b>	ESFR
<b>Office s.f.</b>	3,766	<b>Dock doors</b>	16 (4 future)	<b>Power</b>	1200 Amps
<b>Building dimensions</b>	200' x 800'			<b>Auto parking</b>	127
<b>Column spacing</b>	70' x 60'				
<b>Clear height</b>	36'				
<b>Roof</b>	45 Mil White TPO with R20 insulation				

# Office Floor Plan / Layout - Building 1



# Logistics

**Shelby County** is strategically located in the “Golden Triangle” within the Louisville/Jefferson County metro and between Louisville and Lexington. This site offers the convenience of easy access to 1-64, 1-71, 1-65 and 1-75. Located within 600 miles (about a day’s drive) of two thirds of the U.S. population. 30 minutes to the UPS World Port, the largest automated package handling facility in the World. Also 30 minutes to Louisville Muhammad Ali international Airport. RJ Corman and Norfolk Southern railroads both service areas of Shelby County.



30 minutes to  
Louisville Muhammad Ali  
International Airport



30 minutes to  
UPS WorldPort

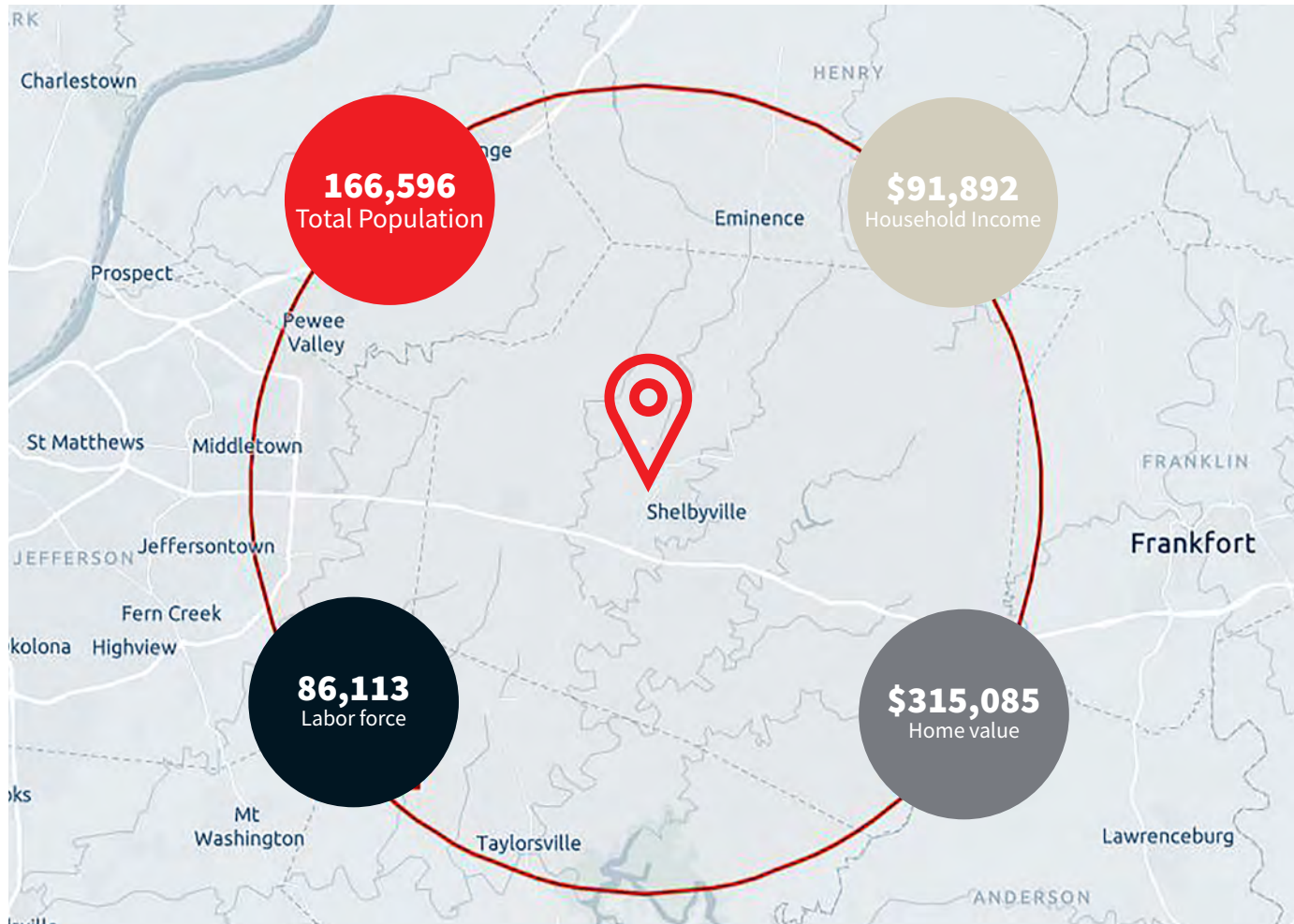


RJ Coreman and  
Norfolk Southern Railroads  
service Shelby County

# Demographics

## 2023 demographics - 15 mile radius

Total population	166,596	Total labor force	86,113
Median household income	\$91,892	Median home value	\$315,085



# Building Photos



# Site Location



The site is located 2.2 miles to I-64, right off of Freedoms Way Bypass and features a signalized intersection onto Midland Industrial Drive.

## Contact

Morgan LaCroix  
+1 502 394 2507  
morgan.lacroix@jll.com

Morgan LaCroix is a licensed real estate agent in the Commonwealth of Kentucky and has an ownership interest in the property.



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2024. Jones Lang LaSalle Brokerage, Inc. All rights reserved.