

# NEW CLASS "A" LOGISTICS BUILDING

# 1200 PATROL ROAD

## CHARLESTOWN, IN 47111

PROJECT BY:

**MR3**  
DEVELOPMENT

Development | Sales | Leasing | Management

**FOR SALE OR LEASE**



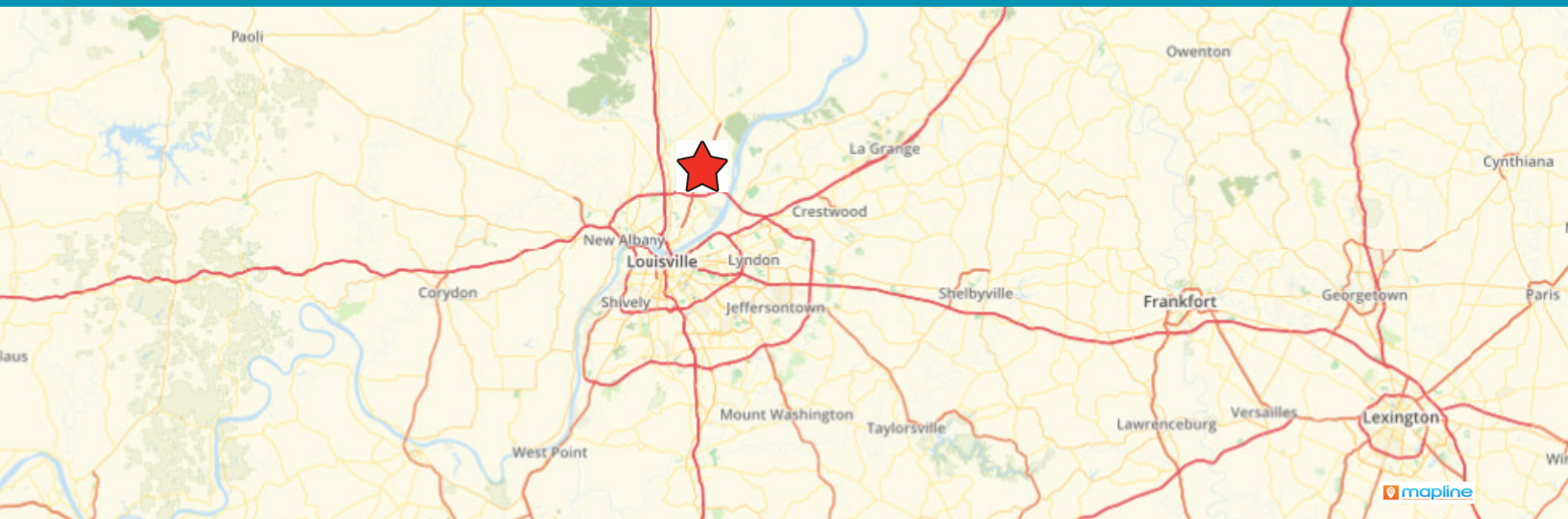
**211,680 SF**  
(LEASE SPACE  
DIVISIBLE TO  
+/- 50,000 SF)

**32' CLEAR  
HEIGHT**

**ESFR  
SPRINKLER  
SYSTEM**

**CROSS-DOCK  
LOADING**

## RIVER RIDGE COMMERCE CENTER



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**CUSHMAN &  
WAKEFIELD**

Commercial Kentucky

# SITE PLAN

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## INDIANA BUSINESS CLIMATE

#4 Cost of Doing Business | #2 Worker Comp Insurance  
#2 Property Tax Index | #5 Best Regulatory Environment

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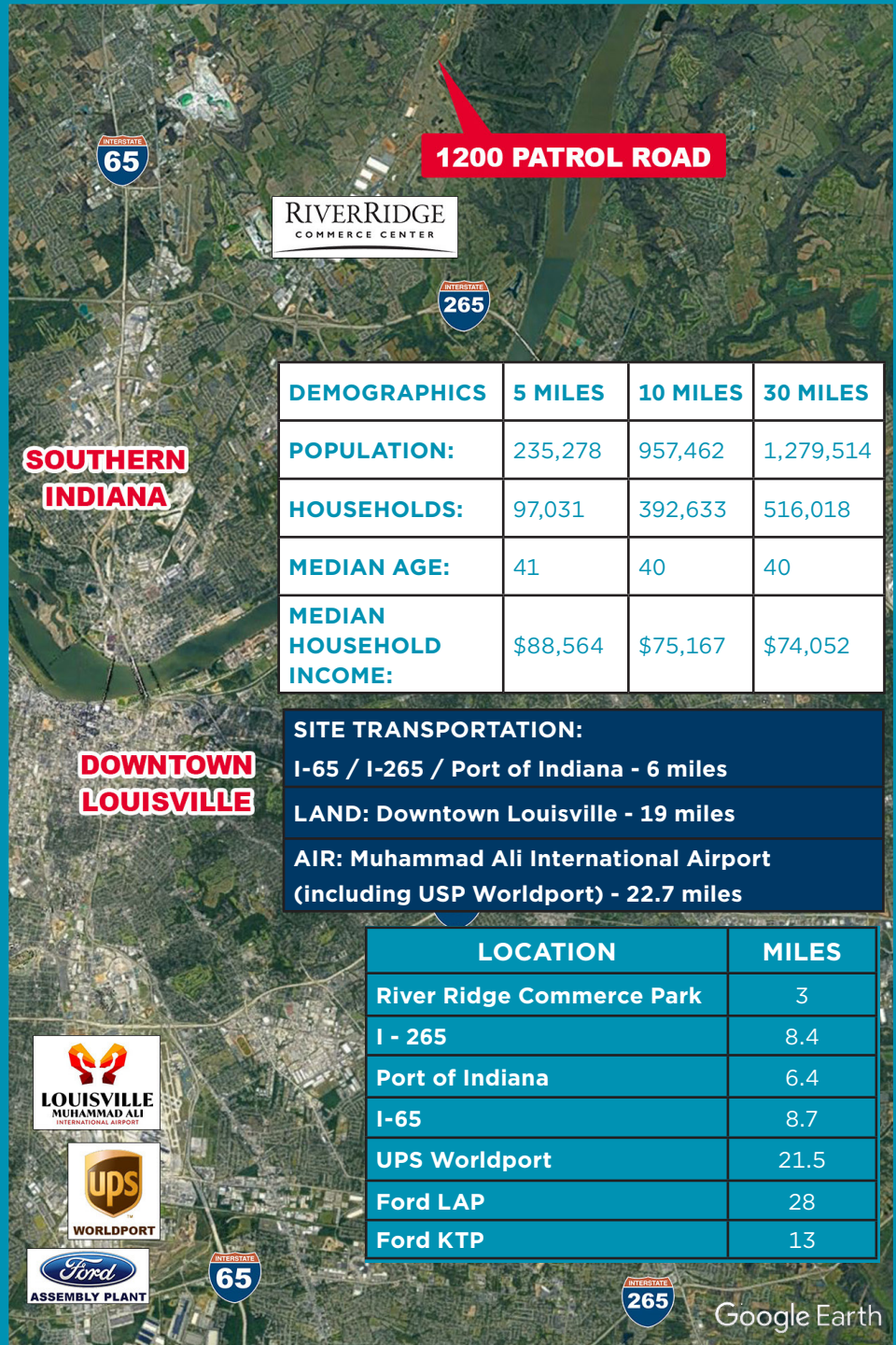


# DEMOGRAPHICS/ DRIVE TIMES

## REGIONAL MAP



DISTANCE FROM SITE	
CITY	MILES
LEXINGTON	81.5
CINCINNATI	97.8
INDIANAPOLIS	106
COLUMBUS	206
ST. LOUIS	267
CHICAGO	289



State and Local Incentives | Potential Foreign Trade zone

Natural gas: Centerpoint Energy | Electric: Duke Energy  
 Water: River Ridge Development Authority  
 Sewer: City of Charlestown



**CUSHMAN &  
WAKEFIELD**

Commercial Kentucky

## PROPERTY FEATURES

### SPECS

SQUARE FEET	211,680 sf (500' X 420') Divisible to +/-50,000 sf
SPEC OFFICE	BTS
SITE	15.39 acres
CLEAR HEIGHT	32'
COLUMN SPACING	50' x 50' typical, 60' x 50' staging bay
DOCK DOORS	20 (additional available)
DRIVE-IN DOORS	4 (additional available)
TRUCK COURT	135'
FIRE PROTECTION SYSTEM	ESFR
ROOF	White TPO over R-20
FLOORS	7"
WAREHOUSE LIGHTING	30 FC average 36" LED fixtures
AUTO PARKING	172
LOADING	35'
TRAILER PARKING	72 trailer parking spaces
ZONING	I-R

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