



# 71 Trade Center

I-71 & Highway 393 in Oldham County, KY





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# Location highlights

71 Trade Center is a three building, master planned logistics park located in Louisville's East submarket with direct access to I-71. The first of its kind in Oldham County, this Class A industrial development offers a high-quality location and a unique labor pool for local, regional, or national occupiers.

## Location highlights

 I-71 frontage

 Access at lighted intersection

 Q3 2025 delivery

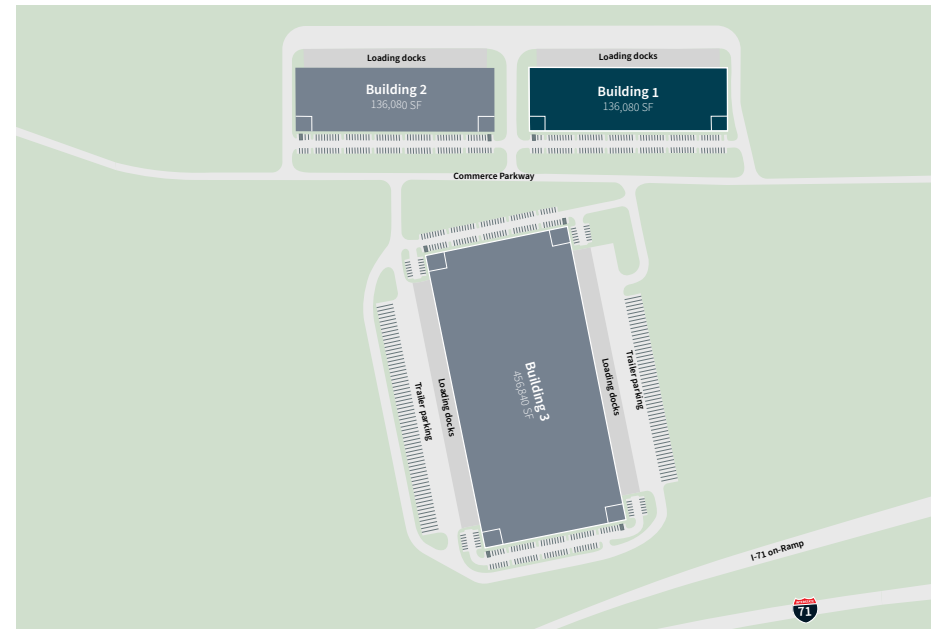
 Potential BTS opportunities





# Building specifications

Building name	71 Trade Center – Building 1 (71TC – Building 1)
Exterior warehouse walls	Concrete tilt panels with textured paint finish
Floor slab	7" thick, 4,000 PSI concrete slab, reinforced in speed bays, and vapor barrier under office sections
Roof assembly	1-1/2" metal decking factory primed white, R-20 insulation, & 45-mil TPO membrane
Building columns	Painted safety yellow to 12' and grey to decking
Sprinkler	ESFR with electric fire pump
Fire alarm	Non-proprietary panel monitoring tamper and flows only
Electrical	277V/480V, 3-phase main panel
Heating	Cambridge unit-heaters to provide for freeze protection in warehouse
Ventilation	Exhaust fans and louvers to provide for three (3) air changes per hour based on an open warehouse; Structure for additional exhaust fans to provide for three (3) air changes per hour based on an 80% racked warehouse
Lighting	LED light fixtures to provide for 30-foot candles based on an open layout; 15' whip



## Square footage

136,080 SF (+/-)



## Clear height

32' clear at first column line



## Acres

9 (approximately)



## Dock doors

Forty (40) 9' wide x 10' high roll up dock doors with bumpers on exterior of building



## Loading & bay spacing

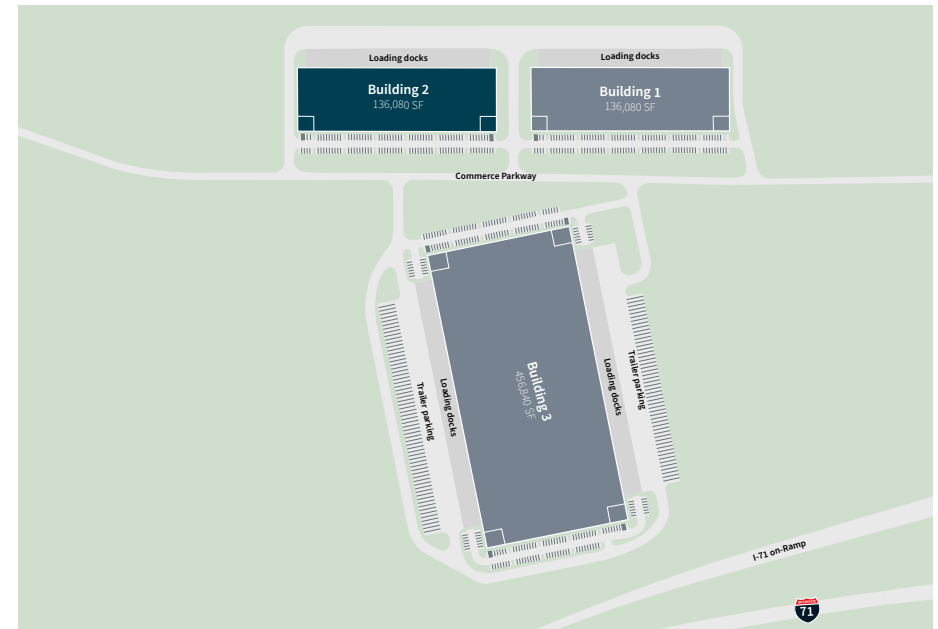
Rear-load configuration; 54' wide x 50' deep bays throughout except for 60' speed bay in rear of building



## Drive-In doors

Two (2), insulated 12' wide x 14' high roll-up drive-in doors with concrete ramps

Building name	71 Trade Center – Building 2 (71TC – Building 2)
Exterior warehouse walls	Concrete tilt panels with textured paint finish
Floor slab	7" thick, 4,000 PSI concrete slab, reinforced in speed bays, and vapor barrier under office sections
Roof assembly	1-1/2" metal decking factory primed white, R-20 insulation, & 45-mil TPO membrane
Building columns	Painted safety yellow to 12' and grey to decking
Sprinkler	ESFR with electric fire pump
Fire alarm	Non-proprietary panel monitoring tamper and flows only
Electrical	277V/480V, 3-phase main panel
Heating	Cambridge unit-heaters to provide for freeze protection in warehouse
Ventilation	Exhaust fans and louvers to provide for three (3) air changes per hour based on an open warehouse; Structure for additional exhaust fans to provide for three (3) air changes per hour based on an 80% racked warehouse
Lighting	LED light fixtures to provide for 30-foot candles based on an open layout; 15' whip



**Square footage**

136,080 SF (+/-)



**Clear height**

36' clear at first column line



**Acres**

9 (approximately)



**Dock doors**

Forty (40) 9' wide x 10' high roll up dock doors with bumpers on exterior of building



**Loading & bay spacing**

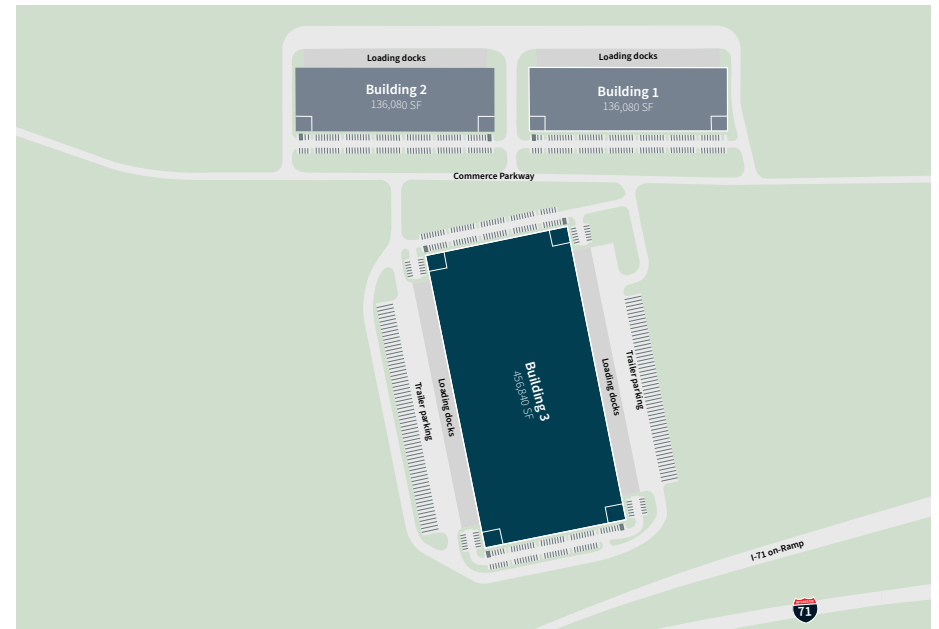
Rear-load configuration; 54' wide x 50' deep bays throughout except for 60' speed bay in rear of building



**Drive-In doors**

Two (2), insulated 12' wide x 14' high roll-up drive-in doors with concrete ramps

Building name	71 Trade Center – Building 3 (71TC – Building 3) - South
Exterior warehouse walls	Concrete tilt panels with textured paint finish
Floor slab	7" thick, 4,000 PSI concrete slab, reinforced in speed bays, and vapor barrier under office sections
Roof assembly	1-1/2" metal decking factory primed white, R-20 insulation, & 45-mil TPO membrane
Building columns	Painted safety yellow to 12' and grey to decking
Sprinkler	ESFR with electric fire pump
Fire alarm	Non-proprietary panel monitoring tamper and flows only
Electrical	277V/480V, 3-phase main panel
Heating	Cambridge unit-heaters to provide for freeze protection in warehouse
Ventilation	Exhaust fans and louvers to provide for three (3) air changes per hour based on an open warehouse; Structure for additional exhaust fans to provide for three (3) air changes per hour based on an 80% racked warehouse
Lighting	LED light fixtures to provide for 30-foot candles based on an open layout; 15' whip



#### Square footage

456,840 SF (+/-); 470' x 972'



#### Clear height

40' clear at first column line



#### Acres

39 (approximately)



#### Dock doors

One-hundred sixteen (116) 9' wide x 10' high roll-up dock doors with bumpers on exterior of building



#### Loading & bay spacing

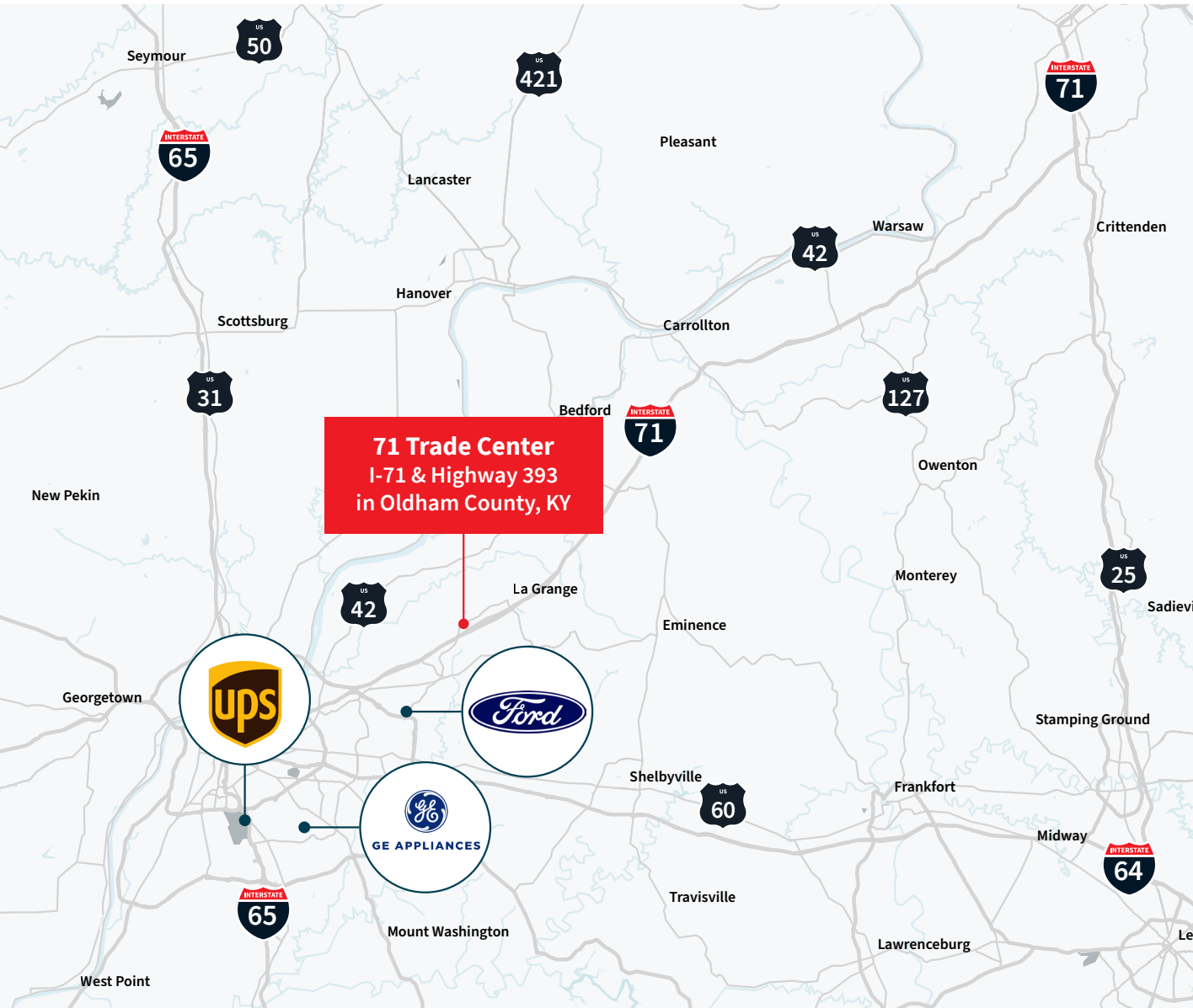
Cross-dock configuration; 54' wide x 50' deep bays throughout except for 60' speed bay in rear of building



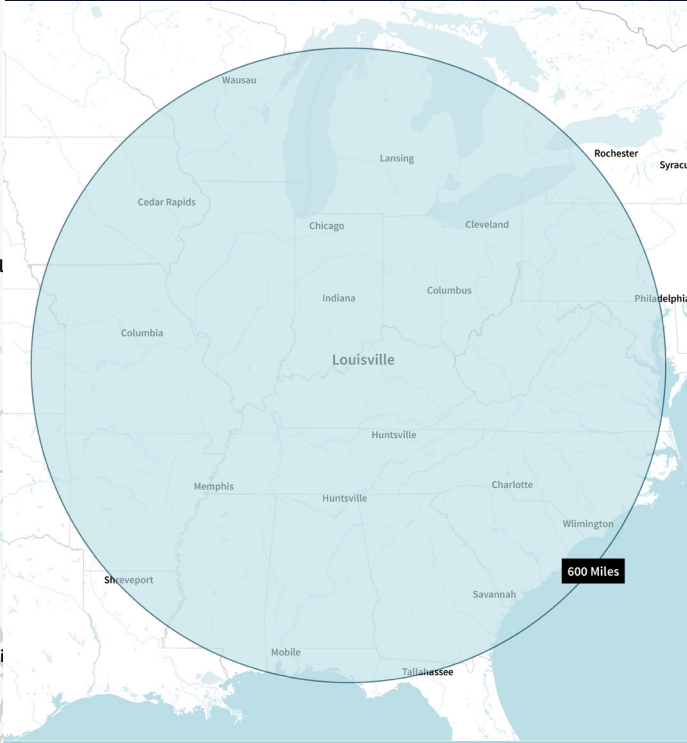
#### Drive-In doors

Four (4), 12' wide x 14' high roll-up drive-in doors with concrete ramps

# Location map



- 14.1 miles to Ford KTP
- 28.4 miles to UPS WorldPort
- 26.2 miles to Appliance Park
- 76.3 miles to CVG Airport
- Two-thirds (2/3) of U.S. population reachable in one day's truck drive



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