



# VELOCITY 65 BROWNING INVESTMENTS

## 721,050 SF FOR SALE OR LEASE

*120 Velocity Way Shepherdsville, KY 40165*



*Hover Over ICONS  
To See Info*





AERIAL

OVERVIEW

SITE PLAN

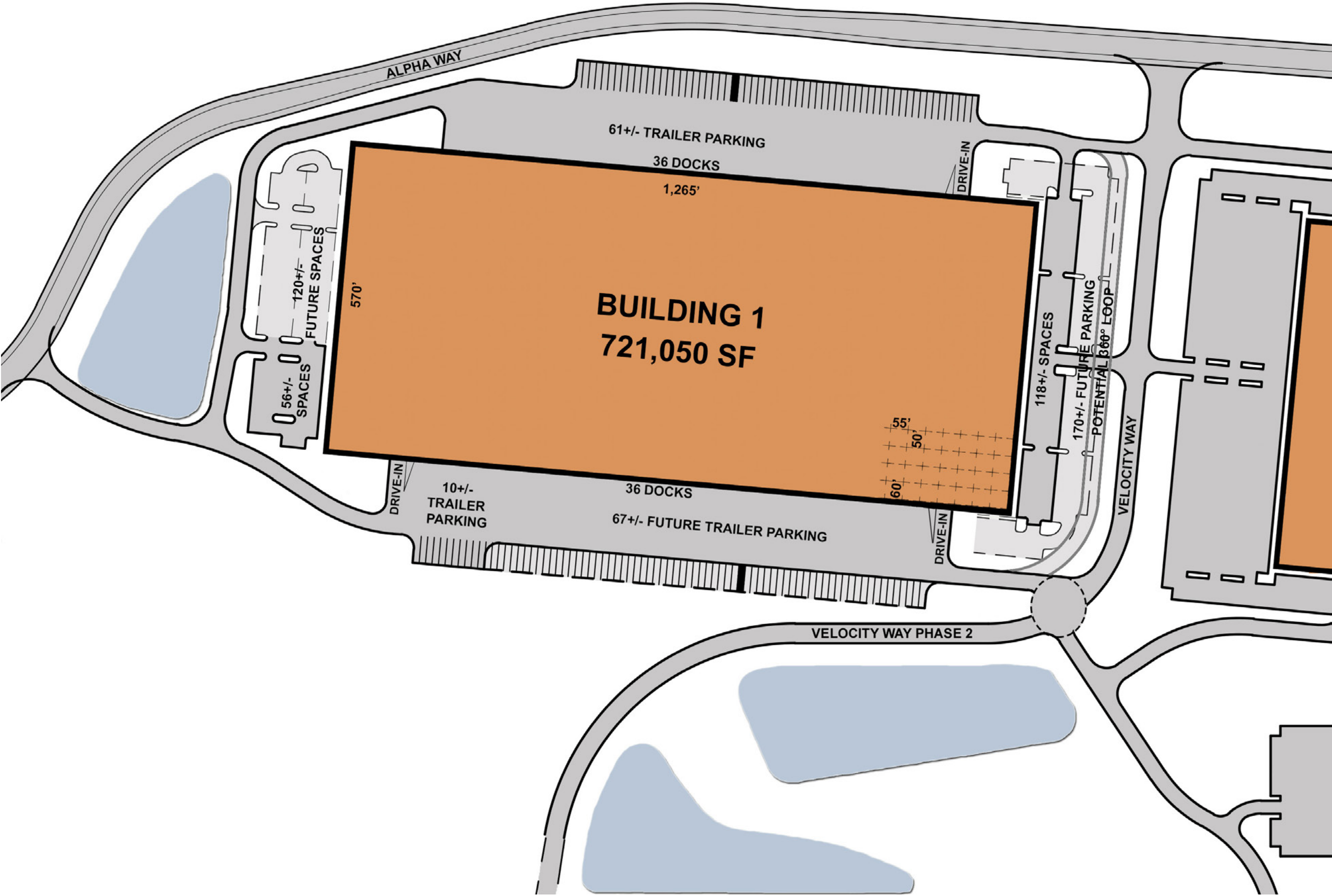


Building #1	
Building Type:	Bulk distribution / warehouse / e-Commerce
Acreage:	44.15±
Loading:	Cross-dock
Square feet:	721,050 (570' x 1,265')
Office:	Built-to-suit
Truck Flow:	Available 360-degree onsite truck circulation
Column Spacing:	55' x 50'
Velocity bays:	55' x 60'
Construction Type:	Tilt-up concrete
Clear Height:	36'
Roof:	TPO with LTTR R-value of 20
Sprinkler:	ESFR
Warehouse Lighting:	LED - avg. 30fc @ 36" AFF
Flooring:	8" concrete slab (FF50/FL35)
Dock Doors:	72 (54 furnished with levelers)
Drive-in Doors:	Three (3) electric 14' x 14'
Auto Parking:	400 stalls (expandable to 466 on site)
Trailer Parking:	62 stalls (expandable to 141 onsite)
Truck court depth:	140'
HVAC	Energy-effecient air rotation units in warehouse
Power:	<ul style="list-style-type: none"><li>• Two 2,000-amp services (4,000-amp total)</li><li>• Up to 20MV from two seperate divergent power feeds</li></ul>

AERIAL

OVERVIEW

SITE PLAN



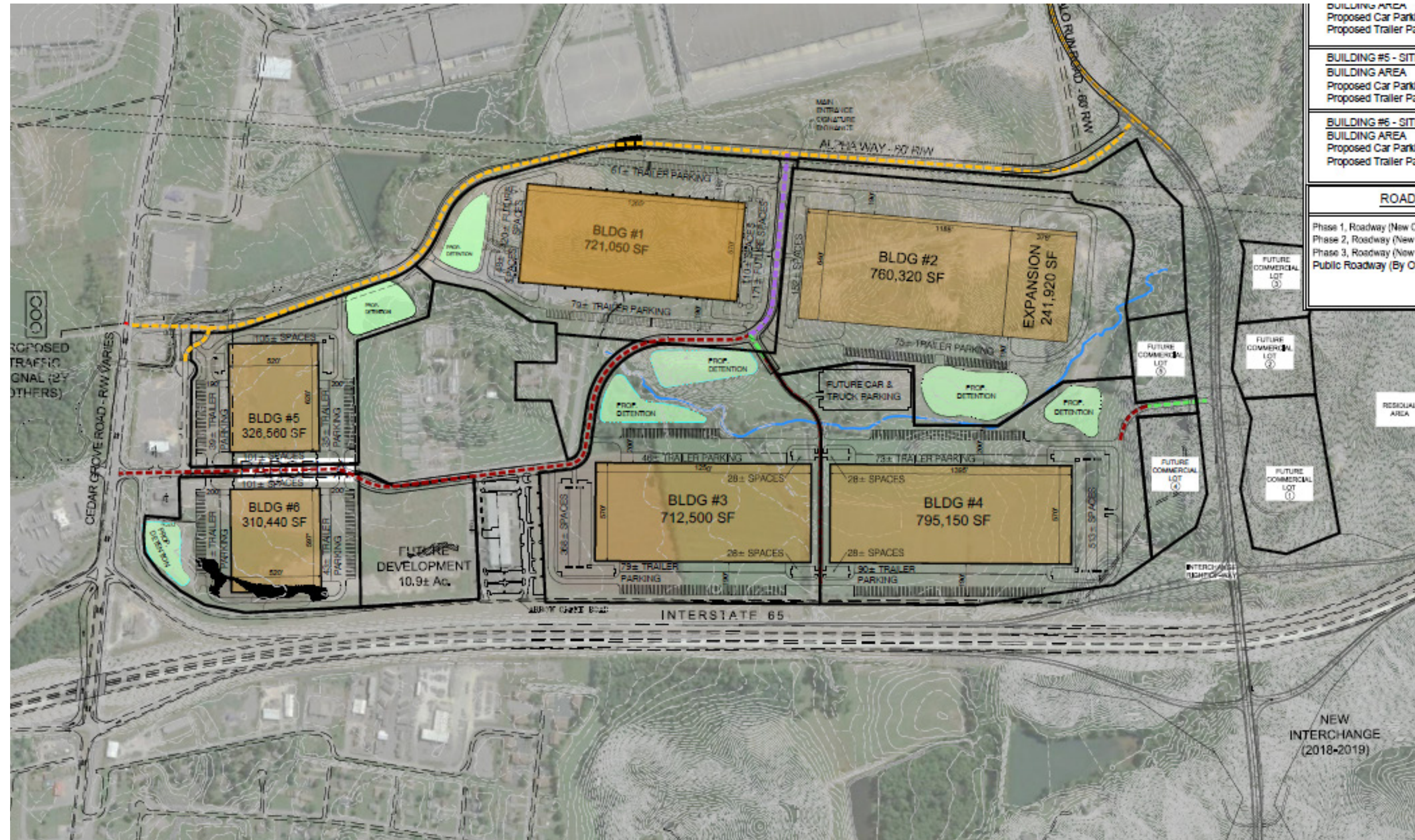
AERIAL

OVERVIEW

SITE PLAN



FLEXIBLE SITES
E-COMMERCE COMPLIANT
HIGH EXPOSURE TO I-65
FTZ POSSIBLE
IMMEDIATE ACCESS TO I-65 CORRIDOR
ABUNDANT LABOR
MEGA BUILDING SIZES
14 MILES TO UPS



INFORMATION TABLE	
<b>BUILDING #1 - SITE ACREAGE</b>	42± AC
<b>BUILDING AREA</b>	721,050 SF
<b>Proposed Car Parking</b>	458
<b>Proposed Trailer Parking</b>	140
<b>BUILDING #2 - SITE ACREAGE</b>	55± AC
<b>BUILDING AREA</b>	1,002,240
<b>Proposed Car Parking</b>	271
<b>Proposed Trailer Parking</b>	148
<b>BUILDING #3 - SITE ACREAGE</b>	47± AC
<b>BUILDING AREA</b>	712,500 SF
<b>Proposed Car Parking</b>	414
<b>Proposed Trailer Parking</b>	125
<b>BUILDING #4 - SITE ACREAGE</b>	52± AC
<b>BUILDING AREA</b>	795,150 SF
<b>Proposed Car Parking</b>	541
<b>Proposed Trailer Parking</b>	163
<b>BUILDING #5 - SITE ACREAGE</b>	22± AC
<b>BUILDING AREA</b>	326,560 SF
<b>Proposed Car Parking</b>	206
<b>Proposed Trailer Parking</b>	74
<b>BUILDING #6 - SITE ACREAGE</b>	21± AC
<b>BUILDING AREA</b>	310,440 SF
<b>Proposed Car Parking</b>	101
<b>Proposed Trailer Parking</b>	84
ROADWAY INFORMATION	
Phase 1, Roadway (New Construction): 1,115 L.F.	-----
Phase 2, Roadway (New Construction): 480 L.F.	-----
Phase 3, Roadway (New Construction): 6,340 L.F.	-----
Public Roadway (By Others):	-----



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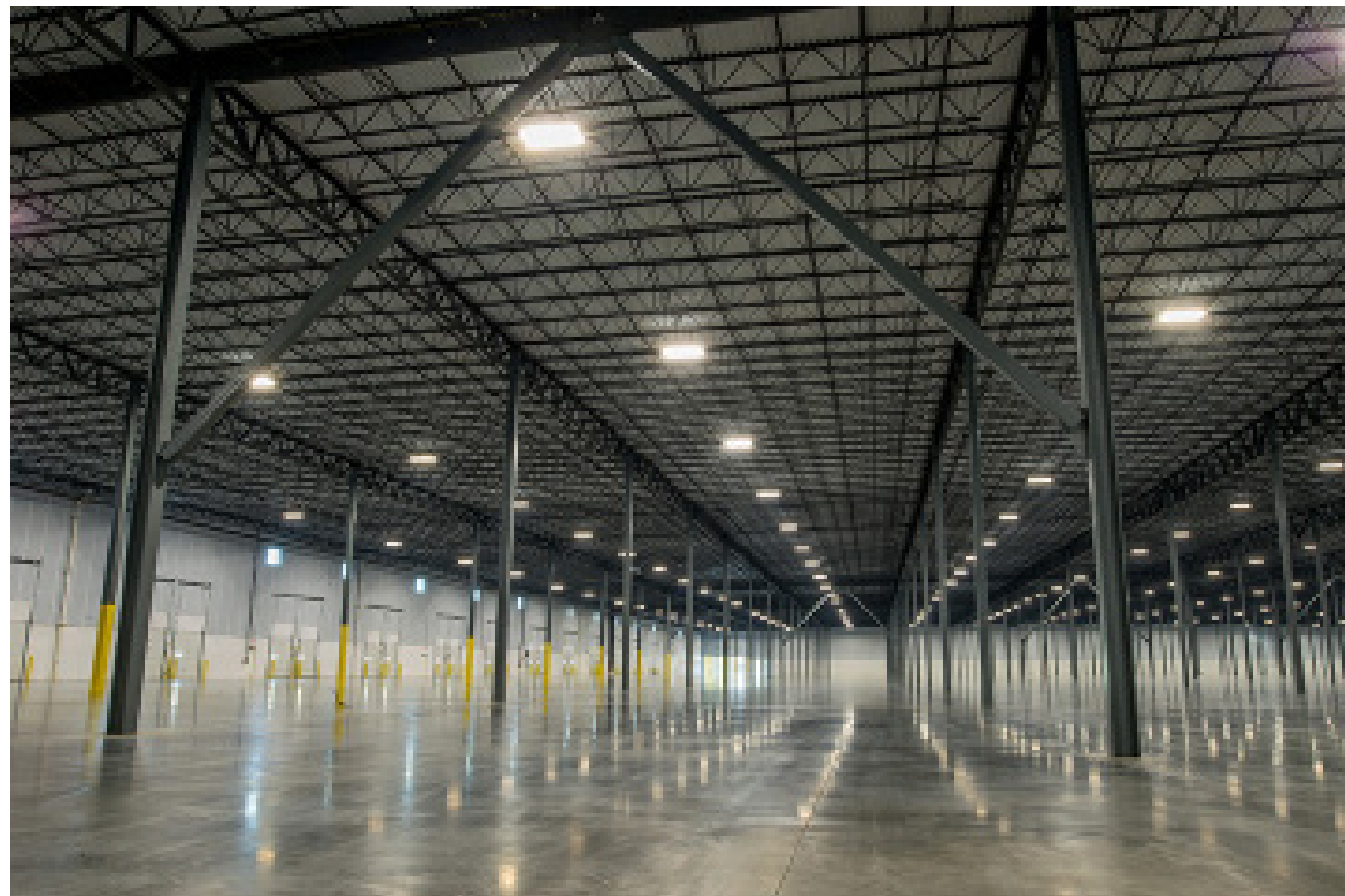
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PARK OVERVIEW

E-COMMERCE



PROPERTY VIDEO





PROPERTY VIDEO





**PROPERTY FLYER**

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For more information  
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