

A large, modern industrial building with a long, flat roofline and a series of vertical metal panels. The building features large glass windows and doors on the left side. The overall color palette is a muted blue-grey.

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

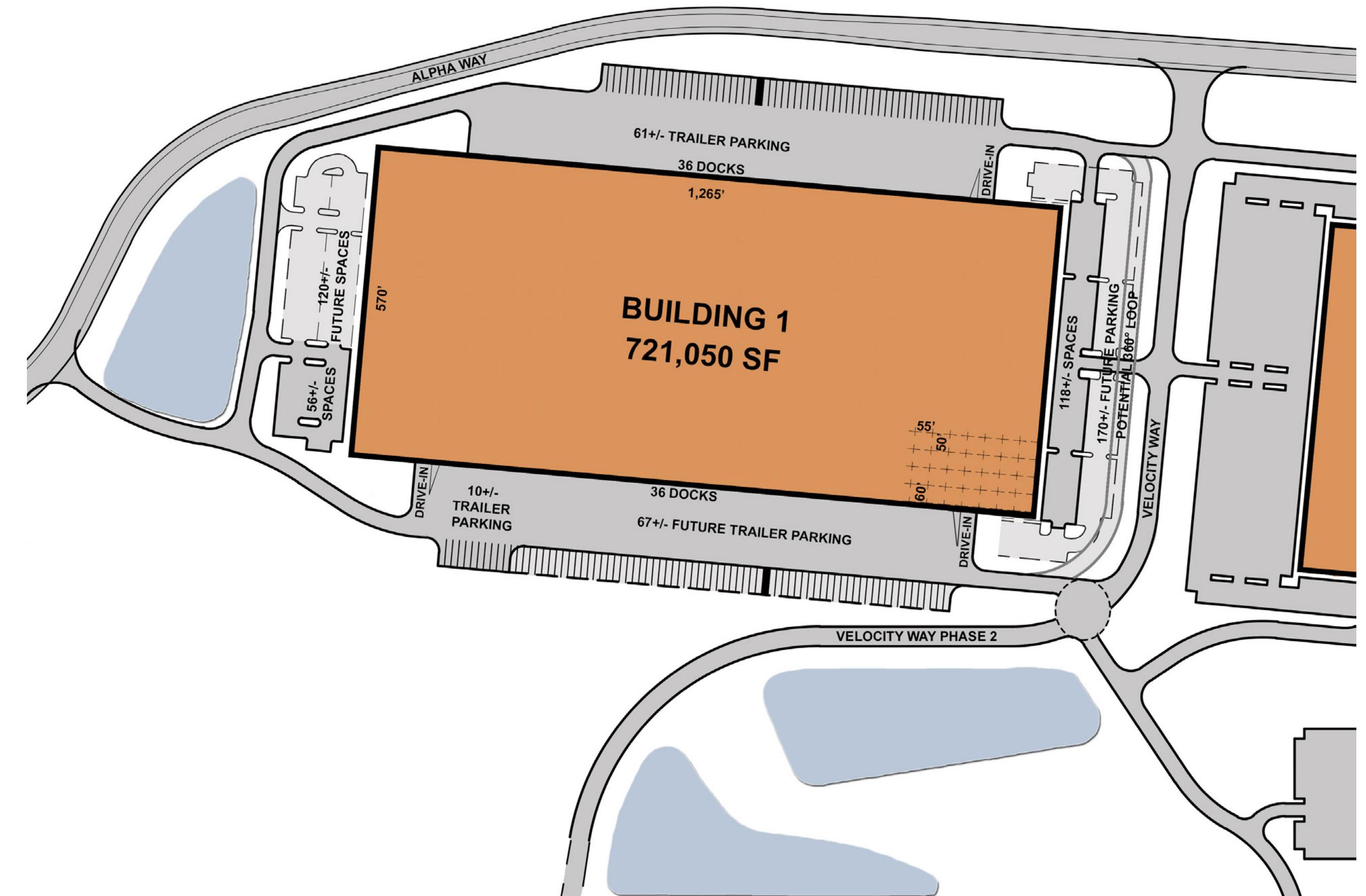
## Building #1

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-efficient 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 separate divergent power feeds</li> </ul>

AERIAL

OVERVIEW

SITE PLAN



AERIAL

OVERVIEW

SITE PLAN

**FLEXIBLE SITES**

**E-COMMERCE  
COMPLIANT**

**HIGH EXPOSURE  
TO I-65**

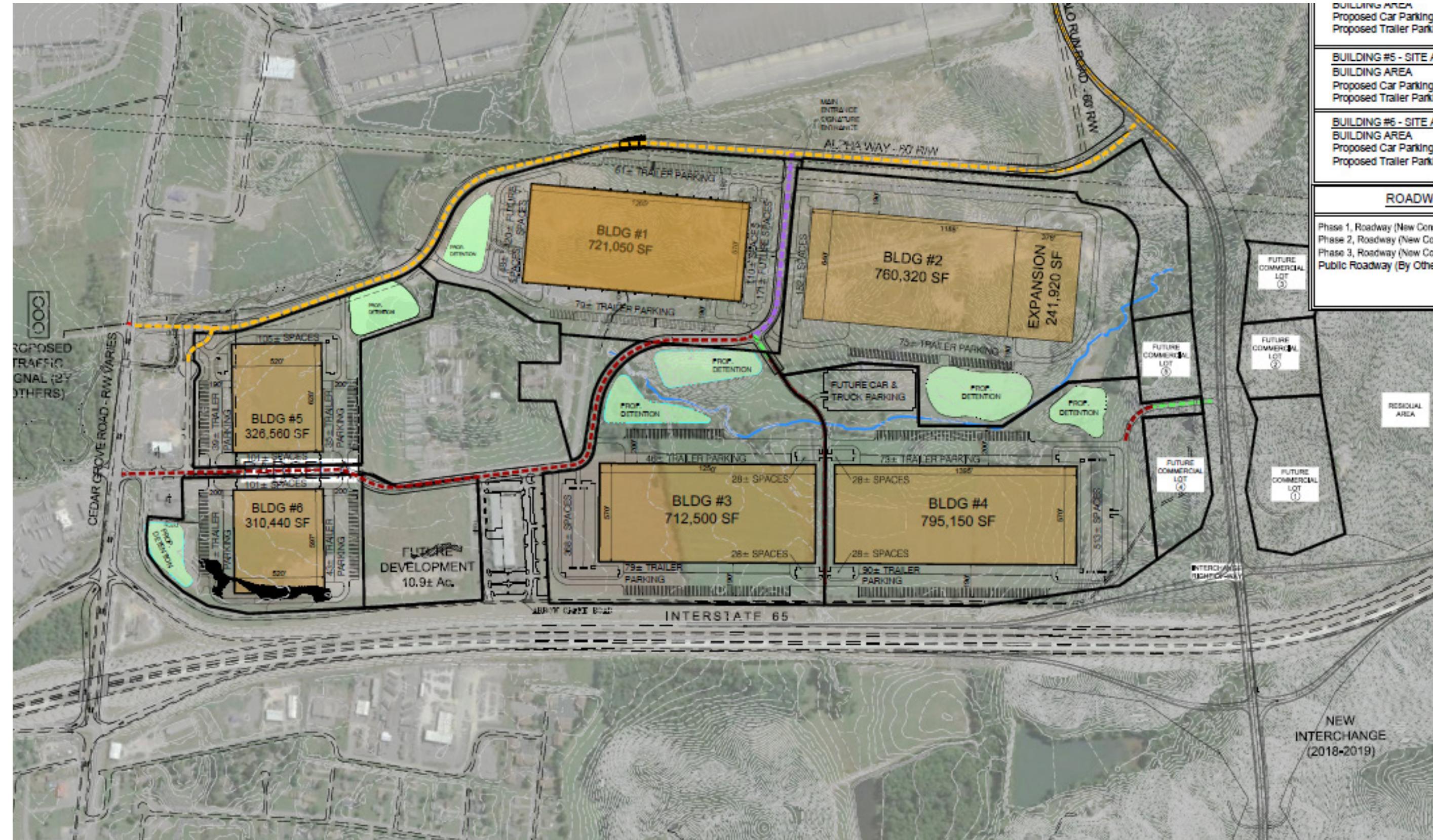
**FTZ POSSIBLE**

**IMMEDIATE ACCESS  
TO I-65 CORRIDOR**

**ABUNDANT LABOR**

**MEGA BUILDING  
SIZES**

**14 MILES TO UPS**



## INFORMATION TABLE

<b>BUILDING #1 - SITE ACREAGE</b>	<b>42± AC</b>
BUILDING AREA	721,050 SF
Proposed Car Parking	458
Proposed Trailer Parking	140
<b>BUILDING #2 - SITE ACREAGE</b>	<b>55± AC</b>
BUILDING AREA	1,002,240
Proposed Car Parking	271
Proposed Trailer Parking	148
<b>BUILDING #3 - SITE ACREAGE</b>	<b>47± AC</b>
BUILDING AREA	712,500 SF
Proposed Car Parking	414
Proposed Trailer Parking	125
<b>BUILDING #4 - SITE ACREAGE</b>	<b>52± AC</b>
BUILDING AREA	795,150 SF
Proposed Car Parking	541
Proposed Trailer Parking	163
<b>BUILDING #5 - SITE ACREAGE</b>	<b>22± AC</b>
BUILDING AREA	326,560 SF
Proposed Car Parking	206
Proposed Trailer Parking	74
<b>BUILDING #6 - SITE ACREAGE</b>	<b>21± AC</b>
BUILDING AREA	310,440 SF
Proposed Car Parking	101
Proposed Trailer Parking	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): -----



## E-COMMERCE COMPANIES SHEPHERDSVILLE, KY



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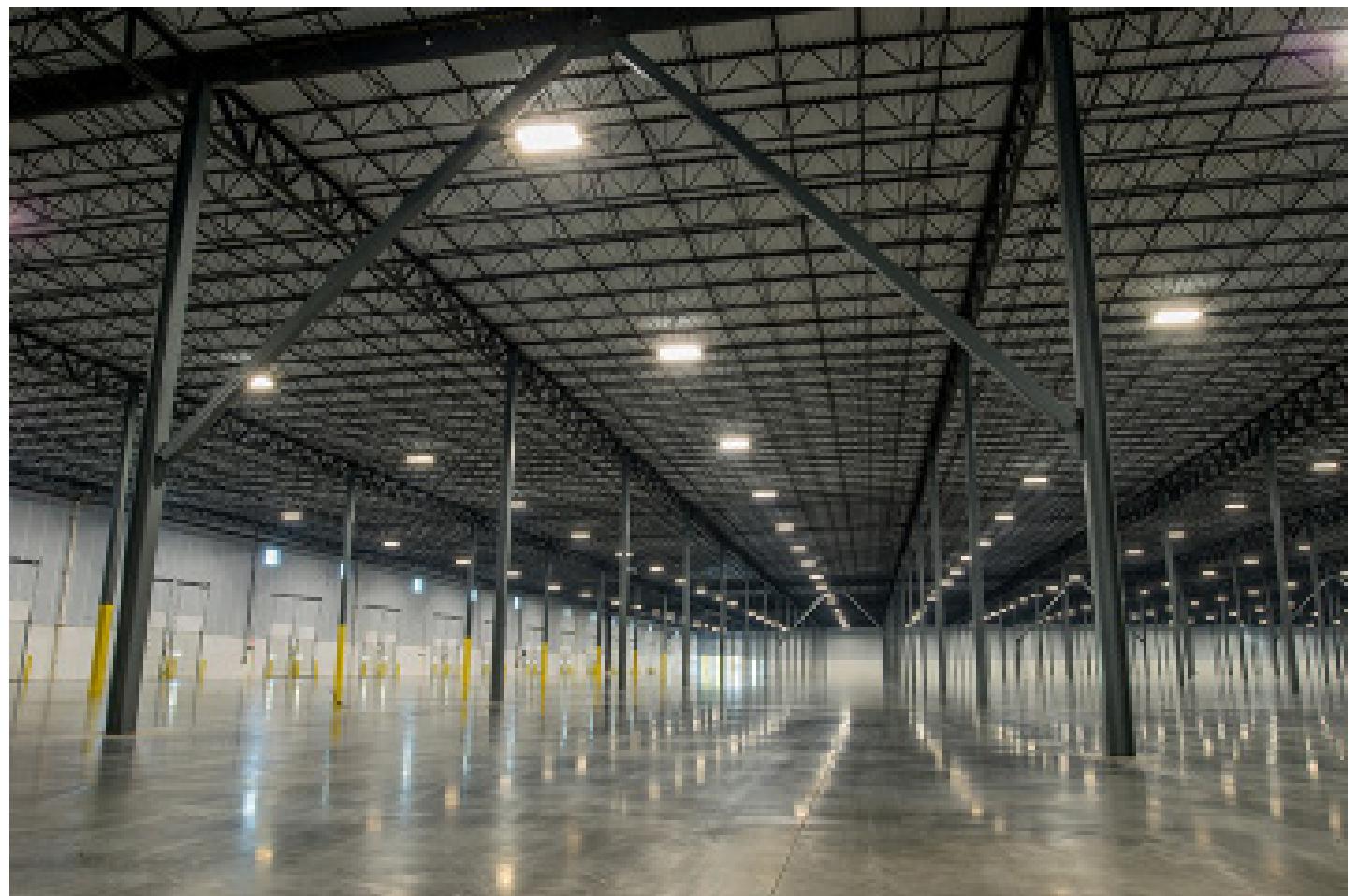
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PARK OVERVIEW

E-COMMERCE

# PROPERTY IMAGES



PROPERTY VIDEO

# PROPERTY VIDEO



PROPERTY VIDEO



PROPERTY FLYER

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