

MIDLAND INDUSTRIAL CENTER

SHELBYVILLE, KY

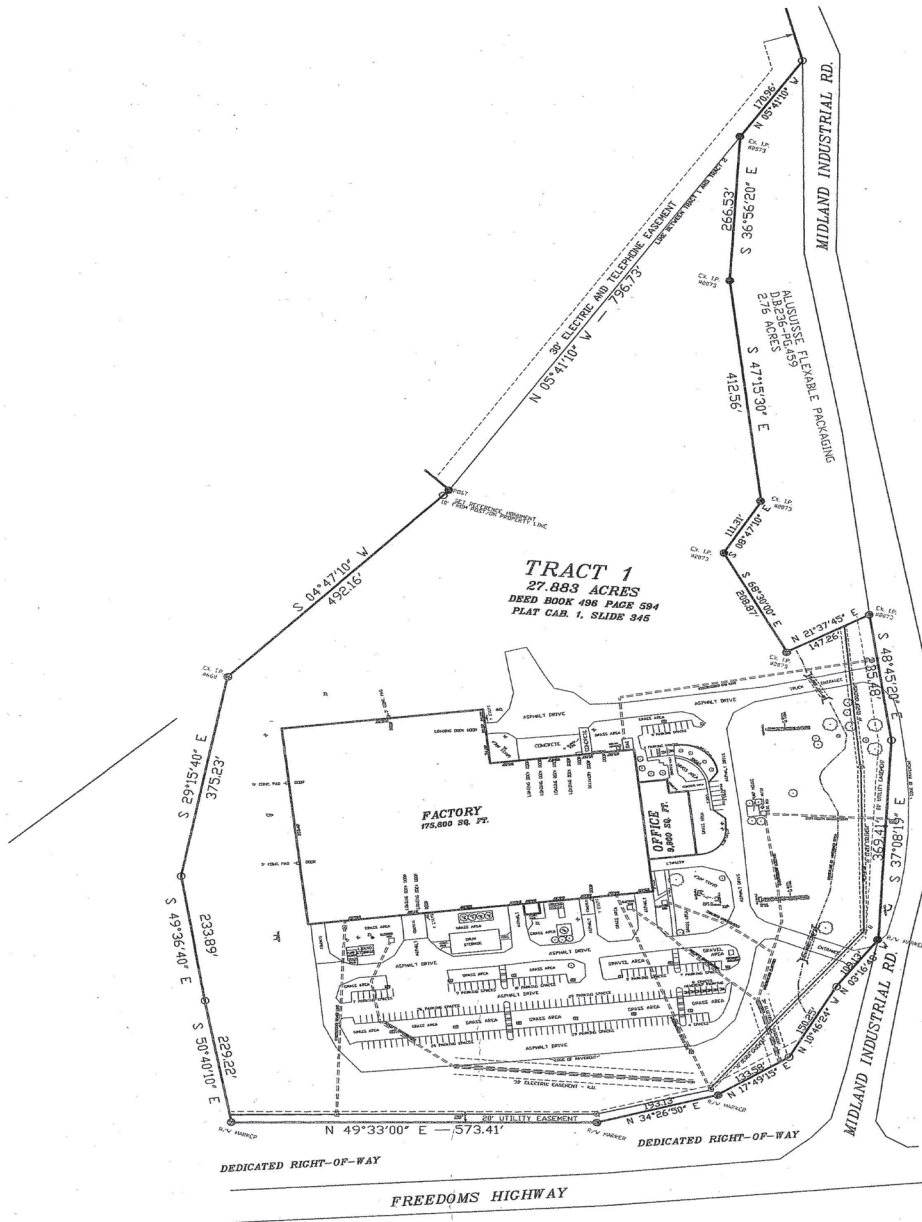
6601 Midland Industrial Boulevard
Shelbyville, KY 40065

Newly Remodeled!

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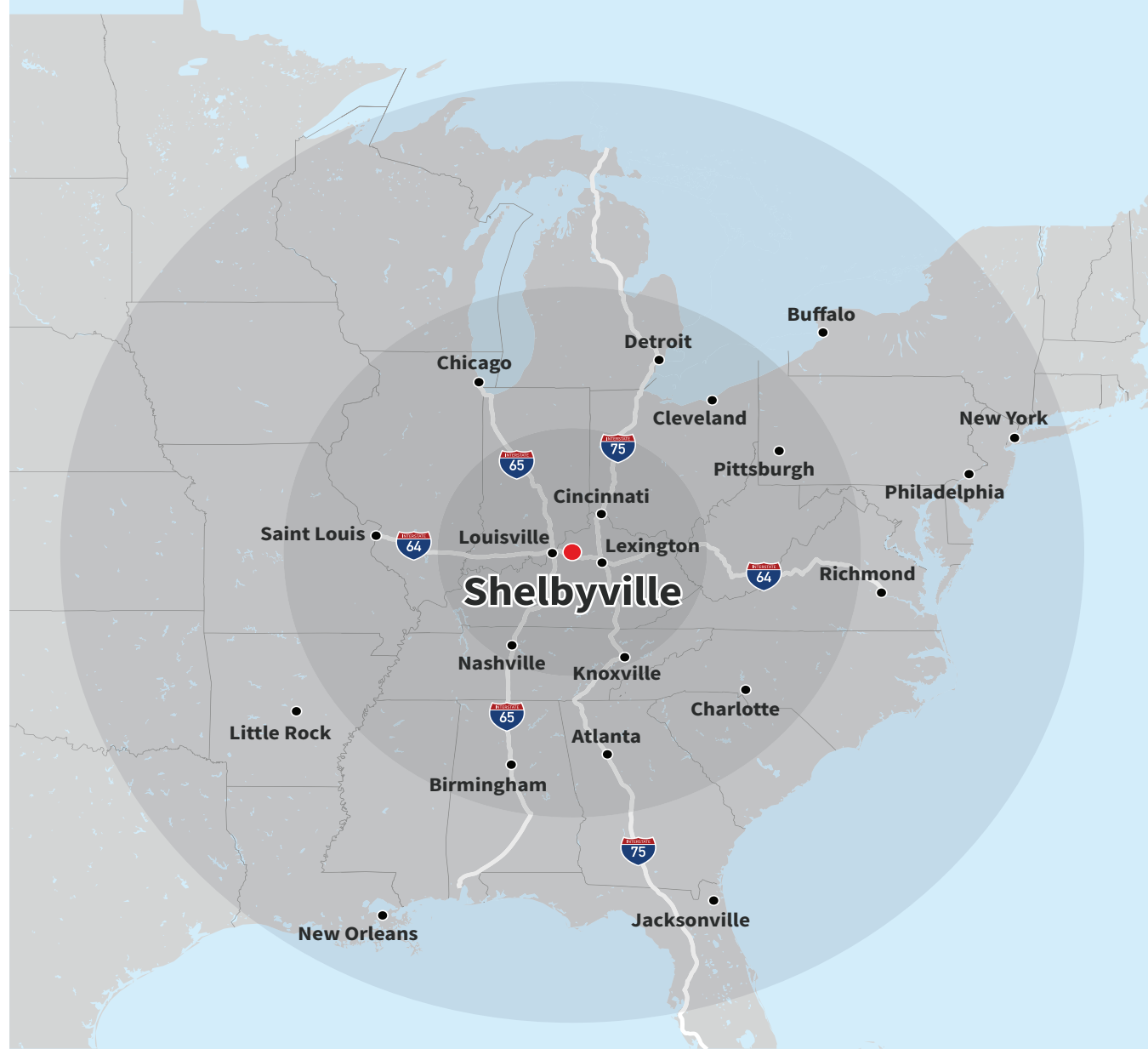
Property specifications



Building size s.f.	177,034
Available s.f.	177,034
Parcel size	27.883 acres
Office s.f.	11,154
Warehouse s.f.	165,880
Column spacing	30'
Roof	Flat
Construction	Metal/steel/masonry
Clear height	19' - 22'
Loading docks	9
Grade level doors	6
Fire suppression	ESFR
Power	9,000 Amps 3 Phase 7,200/12,470 Volts
Auto parking	255
Cranes	3 w/1,080 lineal feet of crane ways 1 - 10 ton, 1 - 5 ton, 1 - 3 ton
Zoning	I-2 Industrial - Heavy

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

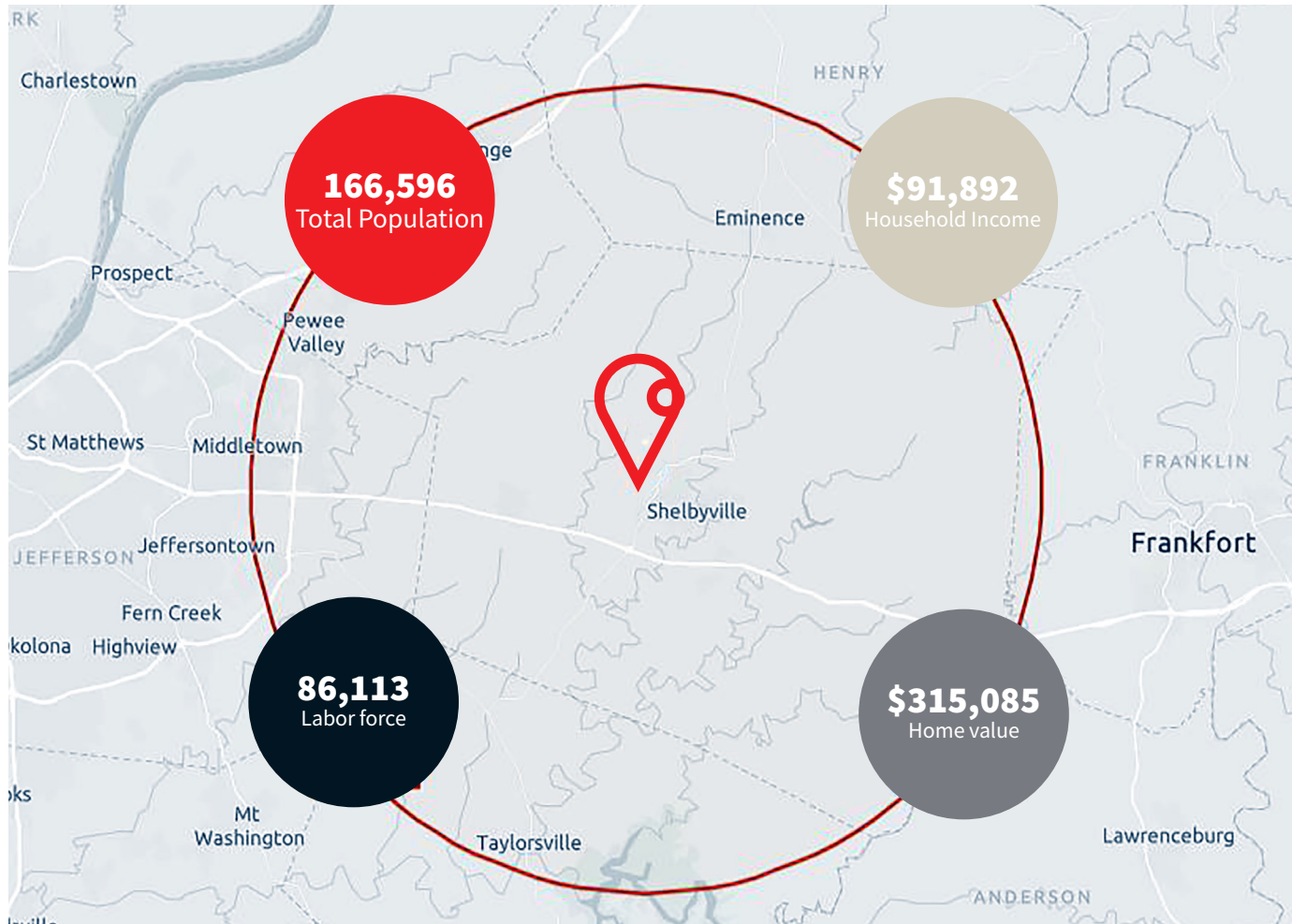


RJ Coreman and
Norfolk Southern Railroads
service Shelby County

Demographics

2023 demographics - 15 mile radius

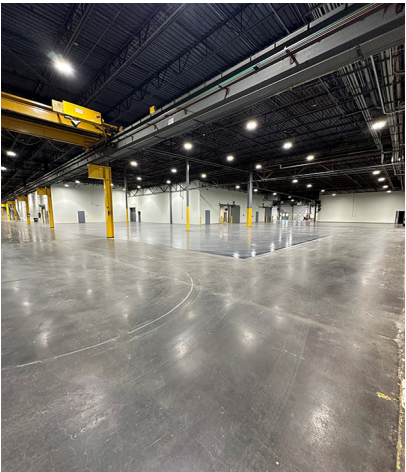
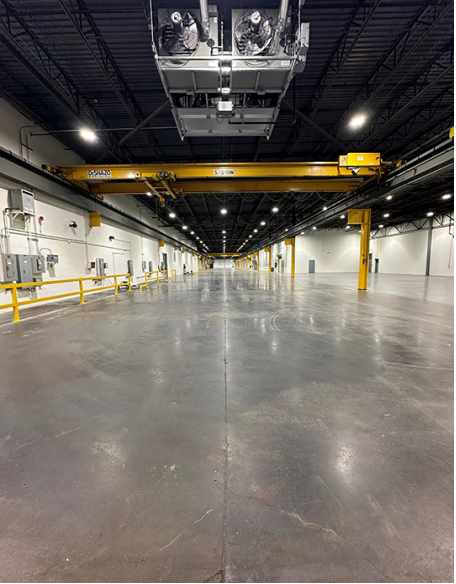
Total population	166,596	Total labor force	86,113
Median household income	\$91,892	Median home value	\$315,085



Building Exterior



Building Interior



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

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



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