



# 71 TRADE CENTER

Master Plan

I-71 & Highway 393 in Oldham County, KY

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.

# Site plan



- Location Highlights**
- I-71 frontage
  - Access at lighted intersection
  - Q3 2025 delivery
  - Potential BTS opportunities

# Property specifications

## Building 1

<b>Available space:</b>	136,080 +/- SF
<b>Acreage:</b>	9 acres (approx.)
<b>Office area:</b>	Build-to-Suit
<b>Dimensions:</b>	648' x 210'
<b>Loading:</b>	Rear
<b>Speed bay:</b>	60'
<b>Loading docks:</b>	40
<b>Drive-in doors:</b>	2
<b>Column spacing:</b>	54' x 50'
<b>Clear height:</b>	32'
<b>Sprinkler:</b>	ESFR
<b>Lighting:</b>	LED
<b>Car parks:</b>	128

## Building 2

<b>Available space:</b>	136,080 +/- SF
<b>Acreage:</b>	9 acres (approx.)
<b>Office area:</b>	Build-to-Suit
<b>Dimensions:</b>	648' x 210'
<b>Loading:</b>	Rear
<b>Speed bay:</b>	60'
<b>Loading docks:</b>	40
<b>Drive-in doors:</b>	2
<b>Column spacing:</b>	54' x 50'
<b>Clear height:</b>	32'
<b>Sprinkler:</b>	ESFR
<b>Lighting:</b>	LED
<b>Car parks:</b>	128

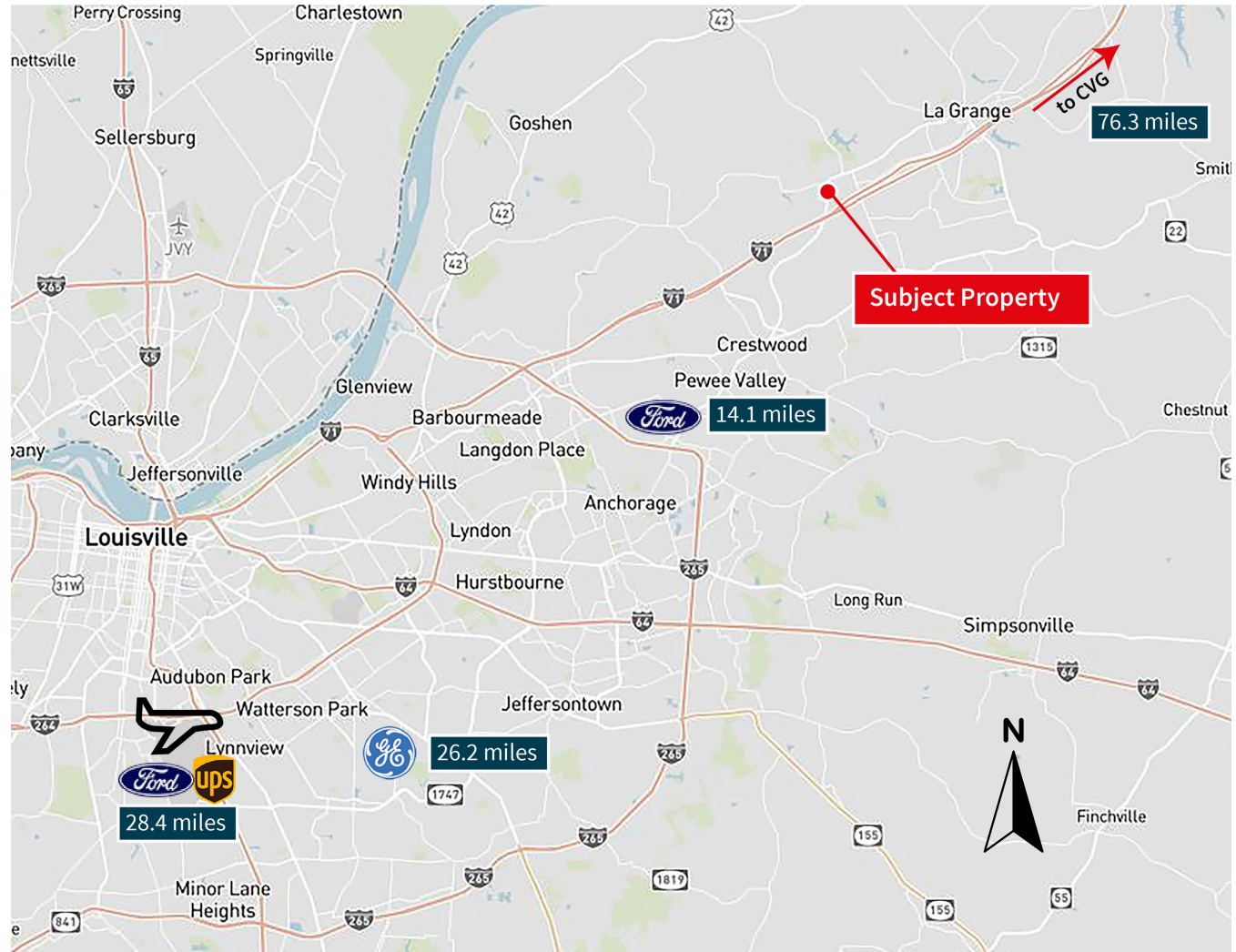
## Building 3

<b>Available space:</b>	456,840 +/- SF
<b>Acreage:</b>	40 acres (approx.)
<b>Office area:</b>	Build-to-Suit
<b>Dimensions:</b>	470' x 972'
<b>Loading:</b>	Crossdock
<b>Speed bay:</b>	60'
<b>Loading docks:</b>	116
<b>Drive-in doors:</b>	4
<b>Column spacing:</b>	54' x 50'
<b>Clear height:</b>	40'
<b>Sprinkler:</b>	ESFR
<b>Lighting:</b>	LED
<b>Car / trailer parks:</b>	285 / 130



# Location

- 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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