

**PP**  
**PLATFORM  
PARK**  
@ I-65

**PLATFORM**  
REAL ESTATE GROUP

1010 APPLELEAF GROVE  
CLARKSVILLE, IN



**132,339 ± SF**  
**BUILDING 2 FOR LEASE**

**317,644 ± SF**  
**BUILDING 3 FOR LEASE**

**CBRE**

# TABLE OF CONTENTS



**1 ABOUT PLATFORM PARK @ I-65**

**2 LOCATION**

**3 BUILDINGS 2 & 3 (UNDER CONSTRUCTION)**

# ABOUT PLATFORM PARK @ I-65



<b>BUILDING 1</b>	<b>BUILDING 2</b>	<b>BUILDING 3</b>	<b>BUILDING 4</b>	<b>BUILDING 5</b>
336,000 SF Complete	132,339 SF (Under Construction)	317,644 SF (Under Construction)	130,000 SF (BTS Opportunity)	264,000 SF (BTS Opportunity)

Platform Park @ I-65 is a 1,179,983 square foot, Class A industrial park situated in Southern Indiana. The park is strategically located along I-65, providing easy access to the surrounding region and major markets. Upon completion, the park will feature five state-of-the-art buildings, offering a total of 1.1 million square feet of industrial space.

The park's design prioritizes integration with the surrounding corporate environment, incorporating natural tree cover and streams to create a unique and attractive leasing opportunity. By blending seamlessly into the Southern Indiana and Louisville communities, Platform Park @ I-65 aims to become a premier industrial destination for occupiers in the region.

The park's infill location along I-65 positions it as a key logistics hub, offering easy access to major transportation routes and facilitating the efficient movement of goods and services, both locally and regionally. This strategic location, combined with the park's high-quality infrastructure and makes Platform Park @ I-65 an attractive option for occupiers looking to establish or grown their presence in the Louisville MSA.

# PLATFORM PARK @ I-65

## A GATEWAY BETWEEN THE MIDWEST AND SOUTHEAST



.94

Miles to Interstate 65



2.4

Miles to Interstate 265



8.3

Miles to Interstate 64



10.8

Miles to Interstate 264



11.8

Miles to Interstate 71



16.0

Miles to UPS Worldport



17.0

Miles to Ford Kentucky Truck Plant



21.0

Miles to Ford Louisville Assembly Plant



54% of the U.S. population can be reached within a 12-hour drive from Louisville.



82% of the U.S. population can be reached within a 24-hour drive from Louisville.



Louisville is home to the 5th busiest cargo airport in the world.



Louisville ranked #1 for transportation and warehouse labor (CBRE Research 2024)

# INTERSTATE ACCESS VIA APPLELEAF LANE



Interstate 65 (I-65) serves as Louisville's primary north-south interstate highway, playing a crucial role in the city's transportation network. Stretching from Gary, Indiana, to Mobile, Alabama, it facilitates the movement of goods and people through the heart of Kentucky's largest city. I-65 connects Louisville to major metropolitan areas and regional attractions, enhancing accessibility and economic growth. The interstate also provides vital links to other highways and local roads, making it essential for both commuters and commercial traffic in the region.

# PHASE 2 SPECIFICATIONS

## STATUS: UNDER CONSTRUCTION

### PHASE 2 | BUILDING 2 SPECS

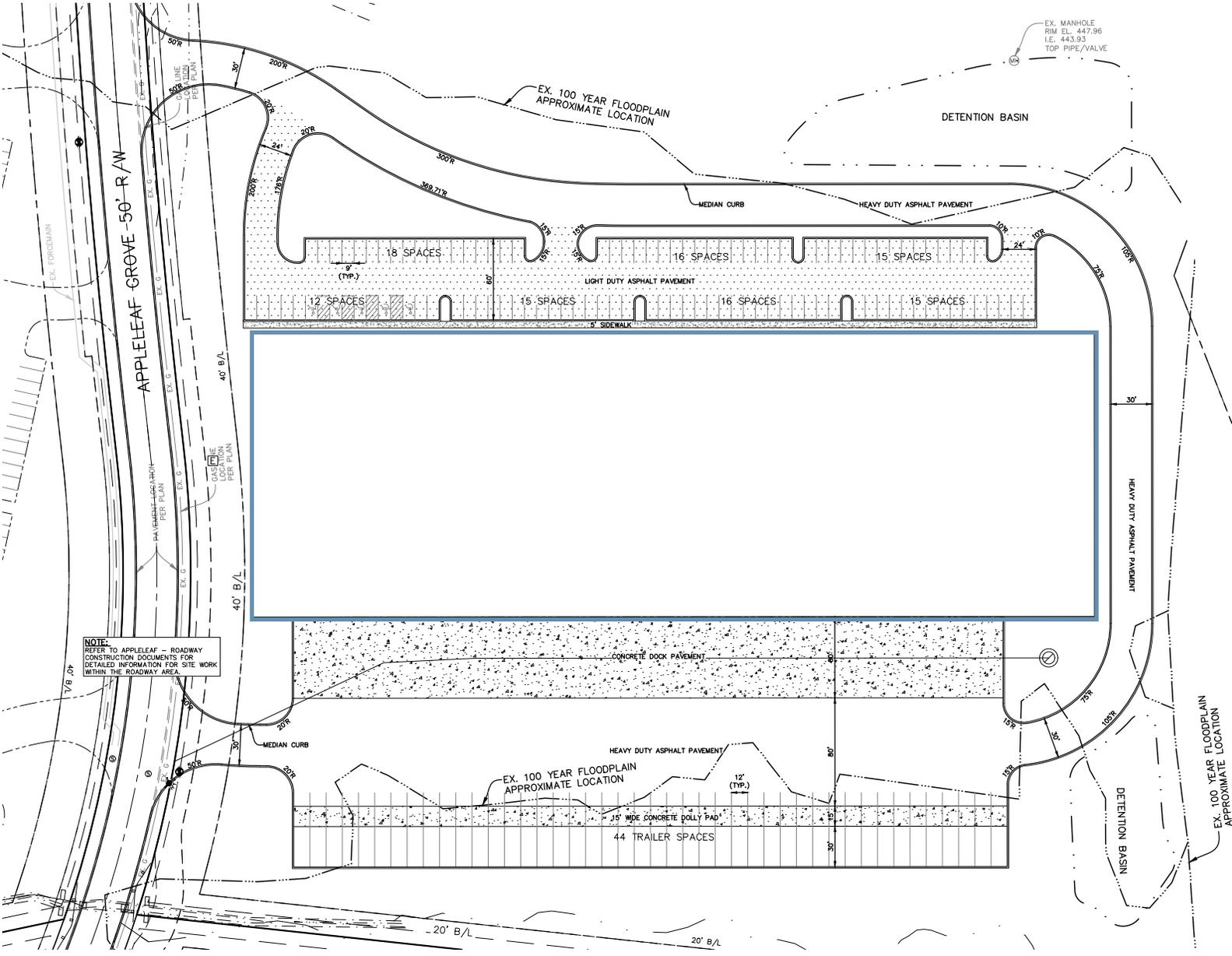
Spec Type	Spec Details
Building Size	132,339+/- square feet
Construction Type	Concrete tilt-up
Clear Height	32'
Fire Suppression	ESFR (K-22.4 @ 40 PSI)
Dock Doors	17
Drive-In Doors	(2) 14' X 16'
Column Spacing	52' (w) X 50' (d)
Lighting	LED lighting, 35 FC avg.
Roof	60 mil, xx year warranty
Car Parking	107
Trailer Parking	44
Slab	7" reinforced

### PHASE 2 | BUILDING 3 SPECS

Spec Type	Spec Details
Building Size	317,644+/- square feet
Construction Type	Concrete tilt-up
Clear Height	36'
Fire Suppression	ESFR (K-22.4 @ 40 PSI)
Dock Doors	38
Drive-In Doors	3
Column Spacing	54' (w) x 55' (d) / 60' (d) @ speed bay
Lighting	LED lighting, 35 FC avg.
Roof	60 mil, xx year warranty
Car Parking	259
Trailer Parking	77
Slab	7" reinforced

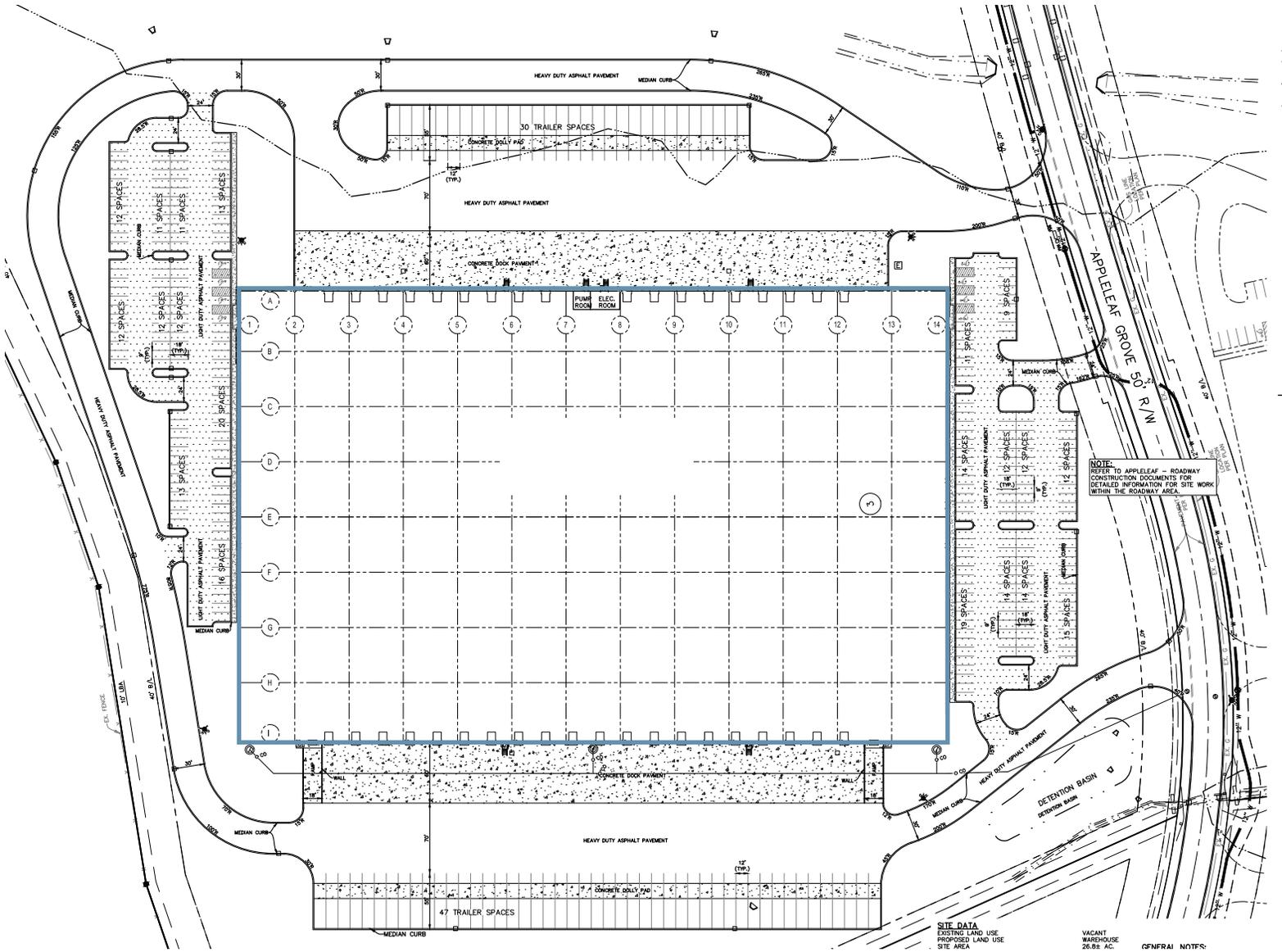


# PHASE 2 BUILDING 2 SITE PLAN



**NOTE:**  
REFER TO APPLELEAF - ROADWAY  
CONSTRUCTION DOCUMENTS FOR  
DETAILED INFORMATION FOR SITE WORK  
WITHIN THE ROADWAY AREA.

# PHASE 2 BUILDING 3 SITE PLAN



NOTE:  
REFER TO APPLELEAF - ROADWAY  
CONSTRUCTION DOCUMENTS FOR  
DETAILED INFORMATION FOR SITE WORK  
WITHIN THE ROADWAY AREA.

SITE DATA  
EXISTING LAND USE:  
PROPOSED LAND USE:  
SITE AREA:

VACANT  
WAREHOUSE  
26.8± AC. (R)NFRAI NOTFS:



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