



# 250 River Ridge

250 River Ridge Pkwy, Jeffersonville, IN 47130

## Brand-New, Class A Logistics Facility

### BUILDING DETAILS

#### Property Overview

<b>Total GLA</b>	468,635 sq. ft.
<b>Year Built</b>	2022
<b>Site Area</b>	37.40 acres
<b>Parking</b>	437 Auto Spaces / 139 Trailer Spaces
<b>Ceiling Height</b>	36' Clear
<b>Loading Docks</b>	50 dock doors (38 Knock-Outs)

#### Space Available

**100% Fully Leased**

#### Key Features

- Brand new Class A Industrial building totaling 468,635 SF cross-dock facility features best-in-class design specifications including a 185' concrete truck court with a 60' apron, multiple points of ingress/egress, 36' clear heights, 50 dock doors with 38 knock-outs, 4 drive-in doors, and 139 trailer parking spaces.
- Irreplaceable Location with Premier Access to Three Interstate Highways (I-265, I-65, I-71), Louisville International Airport, and UPS Worldport Hub.
- Tax Abatement Incentive Due to Location in Urban Enterprise Zone.
- The Building is Located within River Ridge Commerce Center, a Global Business Park, Office and Research Campus, and Megasite Near All Major Modes of Transportation.





# DOWNTOWN LOUISVILLE

PORT OF LOUISVILLE

LOUISVILLE INT'L AIRPORT

INDIANA/KENTUCKY STATE LINE

PORT OF INDIANA

INTERNATIONAL DR.



**250 River Ridge Parkway**  
Jeffersonville, IN 47130

