



KENTUCKY
TURNPIKE
LOGISTICS

THREE, CLASS A DISTRIBUTION ASSETS IN SHEPHERDSVILLE, KY

1,782,553 SQUARE FEET,
100% LEASED TO TWO TENANTS

2.9 YEARS WALT WITH
20%+ MARK-TO-MARKET POTENTIAL

PREMIER BULLITT COUNTY SUBMARKET
BOASTING 3.0% VACANCY RATE

LOUISVILLE MSA



DERBY LOGISTICS - BLDGS. 1 & 2



271 OMEGA PARKWAY



THE OFFERING

Jones Lang LaSalle (“JLL”), as exclusive advisor to ownership, has been retained to market for sale the fee-simple interest in the Kentucky Turnpike Logistics Portfolio (the “Properties”, the “Portfolio”, or the “Offering”), a 1.8 million square foot collection of three, Class A distribution assets located in Shepherdsville, KY, just south of Louisville. The Portfolio is 100% leased to two unique tenants with 2.9 years WALT and over 3.0% average annual rent escalations. This rent roll provides future ownership with near-term stabilization and annual income growth, with the potential to meaningfully enhance going-in yields by taking advantage of significantly below market in-place rents and no fixed-rate options.

The Bullitt County industrial submarket has emerged as Louisville’s primary big box industrial submarket with a 3.0% vacancy rate and over 1 MSF of absorption YTD. The Louisville market as a whole remains exceedingly tight for big box space, with no current Class A availability market-wide over 500,000 SF and just two speculative projects under construction in that size range – a testament to a lack of developable big-box sites given the market’s topography. With immediate access to I-65 and a deep, blue-collar labor pool, Shepherdsville has encouraged the investment of blue-chip users including Amazon, Walmart, UPS, and Best Buy, among others and has affirmed its position as one of the tightest industrial submarkets in the country.

TRANSACTION SUMMARY

Number of Properties	3
Total Portfolio SF	1,782,553
Average Property SF	594,184
Average Vintage	2019
Average Clear Height	38’
Tenants	Vista Industrial Packaging (Derby Logistics - Bldg. 1, 271 Omega Pkwy.) Arvato Digital Services (Derby Logistics - Bldg. 2)
Occupancy	100%
WALT (Yrs.)	2.9
Average Annual Escalations	3.2%



DERBY LOGISTICS - BLDGS. 1 & 2



271 OMEGA PARKWAY

PORTFOLIO SUMMARY

Property Name	Address	Location	Square Feet	% Occupied	Tenant	WALT	Year Built	Office Finish	Clear Height	Dock High	Grade Level
Derby Logistics - Bldg. 1	3530 Preston Hwy	Shepherdsville, KY	524,604	100%	Vista Industrial Packaging	2.9	2022	1.1%	36'	52	4
Derby Logistics - Bldg. 2	3540 Preston Hwy	Shepherdsville, KY	974,049	100%	Arvato Digital Services	2.8	2022	1.8%	40'	97	4
271 Omega Parkway	271 Omega Pkwy	Shepherdsville, KY	283,900	100%	Vista Industrial Packaging	3.3	2001	4.4%	28' & 42'	48	4
Total Portfolio			1,782,553	100%		2.9	2019	2.0%	38'	197	12



DERBY LOGISTICS - BLDG.1



DERBY LOGISTICS - BLDG.2

LOCATION OVERVIEW

EXCELLENT REGIONAL CONNECTIVITY AND CENTRAL U.S. LOCATION

Well positioned just south of downtown Louisville, the Property is located within a 20-minute drive of some of America’s most critical transportation infrastructure, offering users the ability to easily reach major metros throughout the Midwest and East Coast.

I-65 (0.5 MILES, 2 MINUTES)

Set directly adjacent to Interstate 65, the Portfolio offers users access to major Midwest markets north of Louisville including Indianapolis and Chicago, as well as Nashville to the southeast.

I-265 (10.9 MILES, 15 MINUTES) & I-264 (16.2 MILES, 20 MINUTES)

Access to Louisville’s outer and inner beltways, respectively, allows for <20-minute drive times directly north to the Louisville International Airport and UPS Worldport - a major demand driver for users in the Louisville industrial market.

UPS WORLDPORT (14.0 MILES, 16 MINUTES)

UPS’ worldwide air cargo hub is the largest fully automated package handling facility in the world and makes the Louisville International Airport the 6th largest cargo airport in the world, serving 300+ inbound and outbound flights daily.

CSX LOUISVILLE INTERMODAL TERMINAL (13.7 MILES, 17 MINUTES)

34-acre intermodal terminal that serves both domestic and international intermodal freight and provides rail lift services six days a week.

DEMOGRAPHIC OVERVIEW			
	10-Miles	25-Miles	50-Miles
Population	82,222	1,047,061	1,734,108
Workforce	40,215	520,968	852,186
Blue Collar %	34.6%	26.1%	26.3%



CLASS A INDUSTRIAL ASSETS

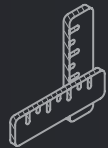
WITH MODERN LOGISTICS FEATURES

- With an average vintage of 2019, the Portfolio is comprised of three assets totaling 1.78 million square feet of modern logistics product.
- Each site plan features ample parking and provides investors with flexibility to demise down to multi-tenant formats if in-place tenants were to vacate.
- Heightened replacement costs have muted industrial development pipelines across the country. That restriction, coupled with uncertainty surrounding potential hard cost increases driven by tariffs, insulates these assets from dramatic increases in future supply.

PORTFOLIO SPEC HIGHLIGHTS



2019 AVERAGE
VINTAGE



38' CLEAR
HEIGHT



2% AVERAGE
OFFICE FINISH



DERBY LOGISTICS - BLDG. 2

PREMIER BULLITT COUNTY

INDUSTRIAL SUBMARKET

The Portfolio's Shepherdsville location benefits from outstanding access to I-65 and the surrounding region's exposure to dense, blue collar labor pools. These characteristics have encouraged the investment by both blue-chip industrial users and institutional capital.

NOTABLE TENANCY	PROPERTY NUMBER
The Hut Group	1
Amazon	2, 3, 12
Arvato	6, 23
Walmart	7
UPS	8, 18
FedEx	10
Rue LaLa	14
Alliance Entertainment	15
Saddle Creek Logistics	16
New Flyer of America	17
Core-Mark	20
Best Buy	21
Rivian	22

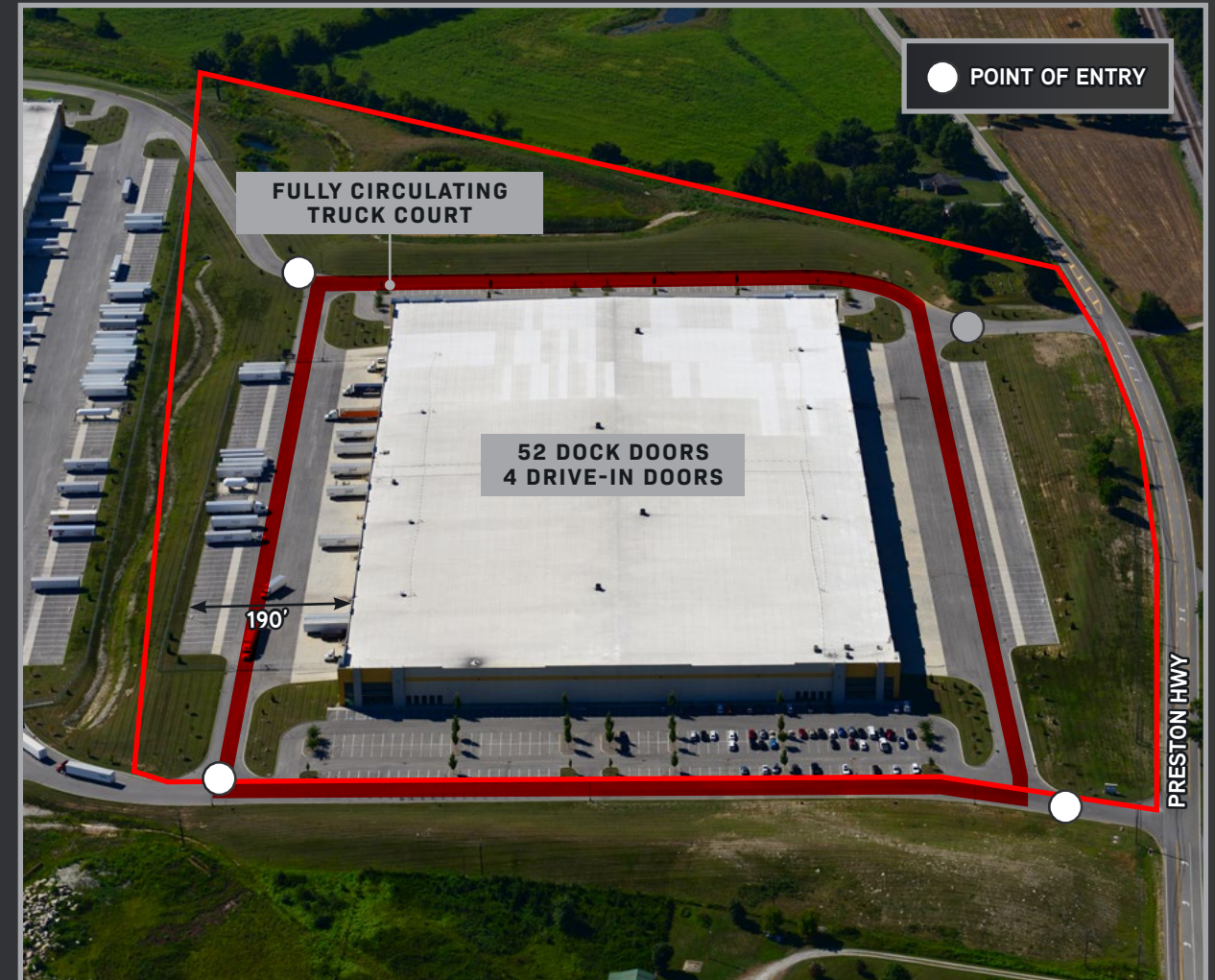
INSTITUTIONAL OWNERSHIP	PROPERTY NUMBER
Pinchal & Company	1
Affinius Capital	2
Link Logistics	3
TradeLane Properties	4
EQT Real Estate	5, 14
Core5	9
Granite REIT	7, 23
Prologis	8, 10, 11, 12, 13, 15, 16, 18, 19, 20, 21
Dermody	17
LaSalle Investment Management	22
GIC / EQT	24



PROPERTY OVERVIEW

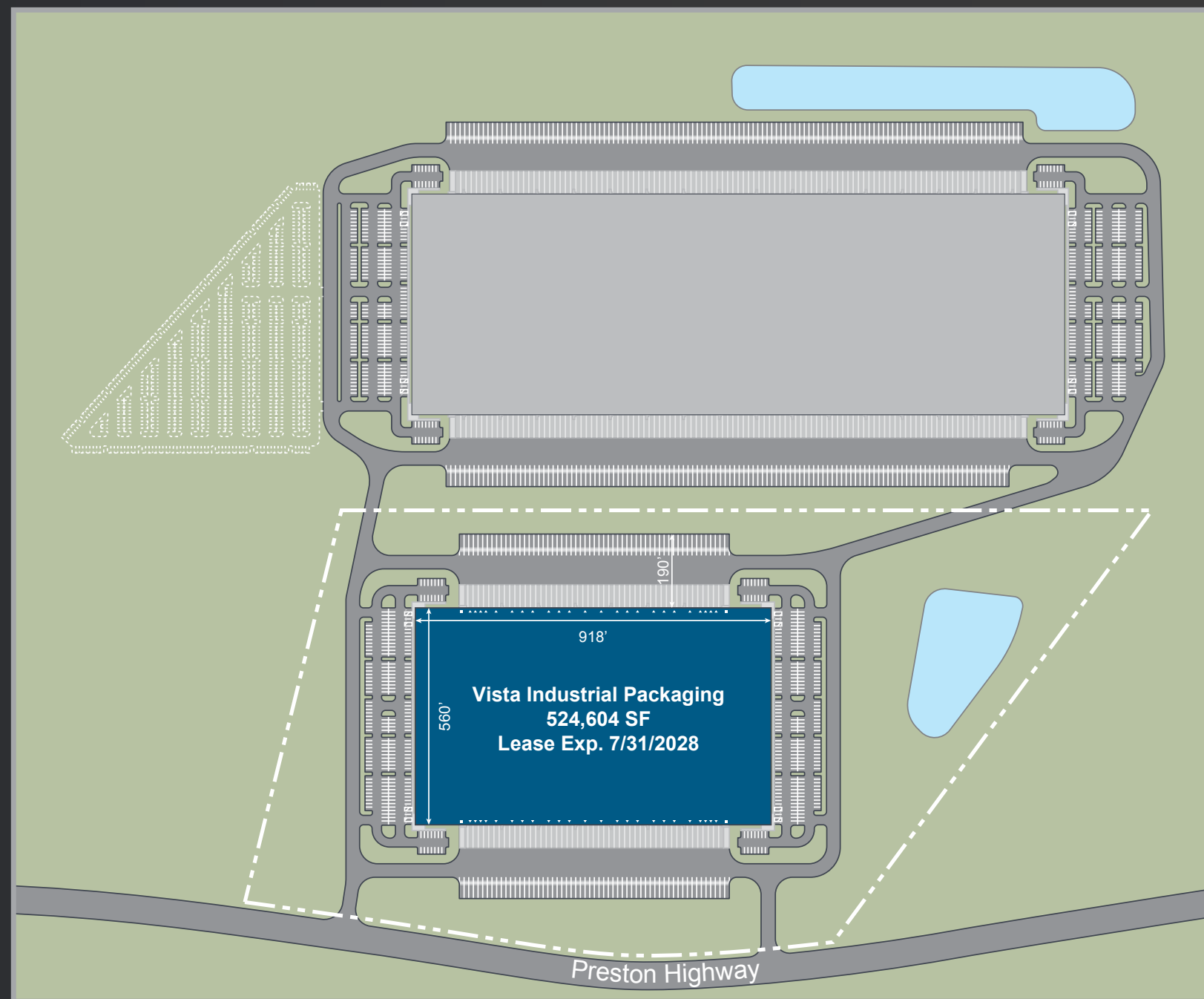
DERBY LOGISTICS BUILDING 1

Address	3530 S Preston Hwy
Location	Sheperdsville, KY
Size (SF)	524,604
Year Built	2022
Construction Type	Tilt-Up / Pre-Cast
Number of Tenants	1
% Leased	100%
Land Area (Acres)	46.0
Site Coverage	26.2%
% Office	1.1%
Loading	Cross-Docked
Dock High	52
Drive In	4
Trailer Parking	113
Ceiling Clear Height	36'
Truck Court Depth	190'
Auto Parking	380
Roof System	45 mil TPO
Roof Warranty	Exp. 2037
Lighting	LED
Sprinkler System	ESFR



SITE PLAN

DERBY LOGISTICS BUILDING 1



PROPERTY OVERVIEW

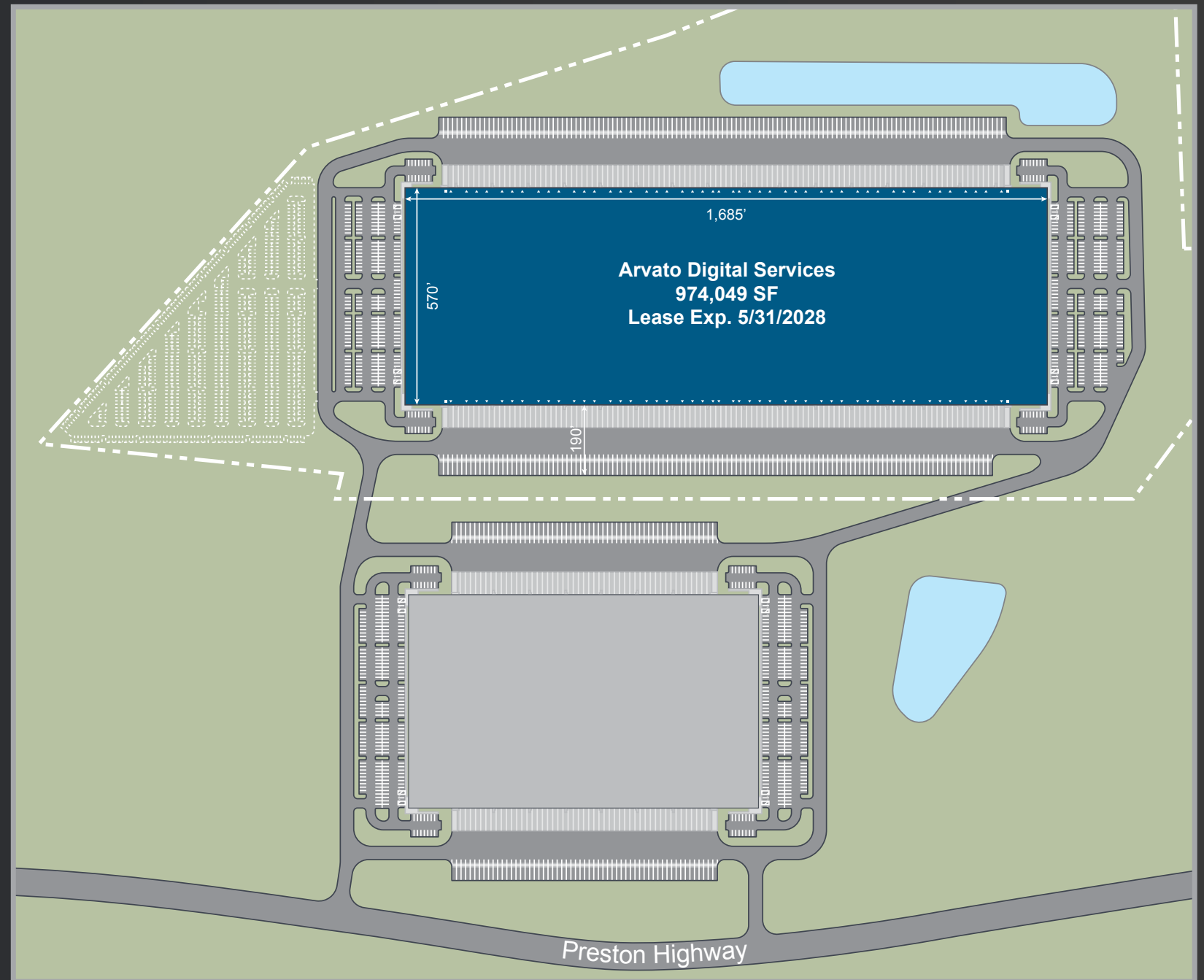
DERBY LOGISTICS BUILDING 2

Address	3540 Preston Hwy
Location	Sheperdsville, KY
Size (SF)	974,049
Year Built	2022
Construction Type	Tilt-Up / Pre-Cast
Number of Tenants	1
% Leased	100%
Land Area (Acres)	79.4
Site Coverage	28.2%
% Office	1.8%
Loading	Cross-Docked
Dock High	97
Drive In	4
Trailer Parking	236
Ceiling Clear Height	40'
Truck Court Depth	190'
Auto Parking	377
Roof System	45 mil TPO
Roof Warranty	Exp. 2037
Lighting	LED
Sprinkler System	ESFR



SITE PLAN

DERBY LOGISTICS BUILDING 2



PROPERTY OVERVIEW

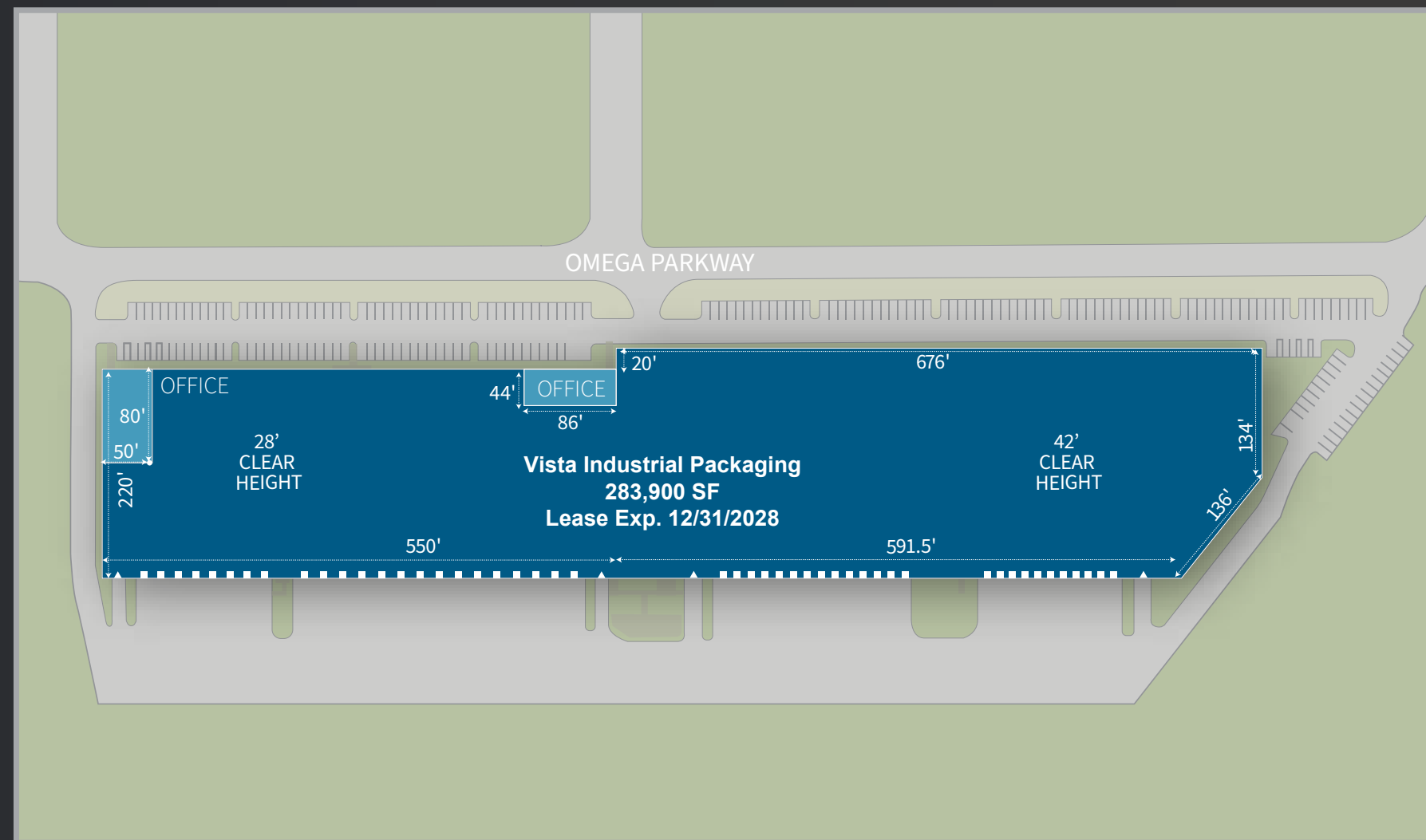
271 OMEGA PARKWAY

Address	271 Omega Pkwy
Location	Sheperdsville, KY
Size (SF)	283,900
Year Built	2001 / 2004
Construction Type	Tilt-Up / Pre-Cast
Number of Tenants	1
% Leased	100%
Land Area (Acres)	13.7
Site Coverage	47.7%
% Office	4.4%
Loading	Rear-Load
Dock High	48
Drive In	4
Trailer Parking	20
Ceiling Clear Height	28' & 42'
Truck Court Depth	130'
Auto Parking	213
Roof System	45 mil TPO
Roof Warranty	Exp. 2034
Lighting	LED
Sprinkler System	ESFR



SITE PLAN

271 OMEGA PARKWAY



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About JLL

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