

MIDLAND INDUSTRIAL CENTER

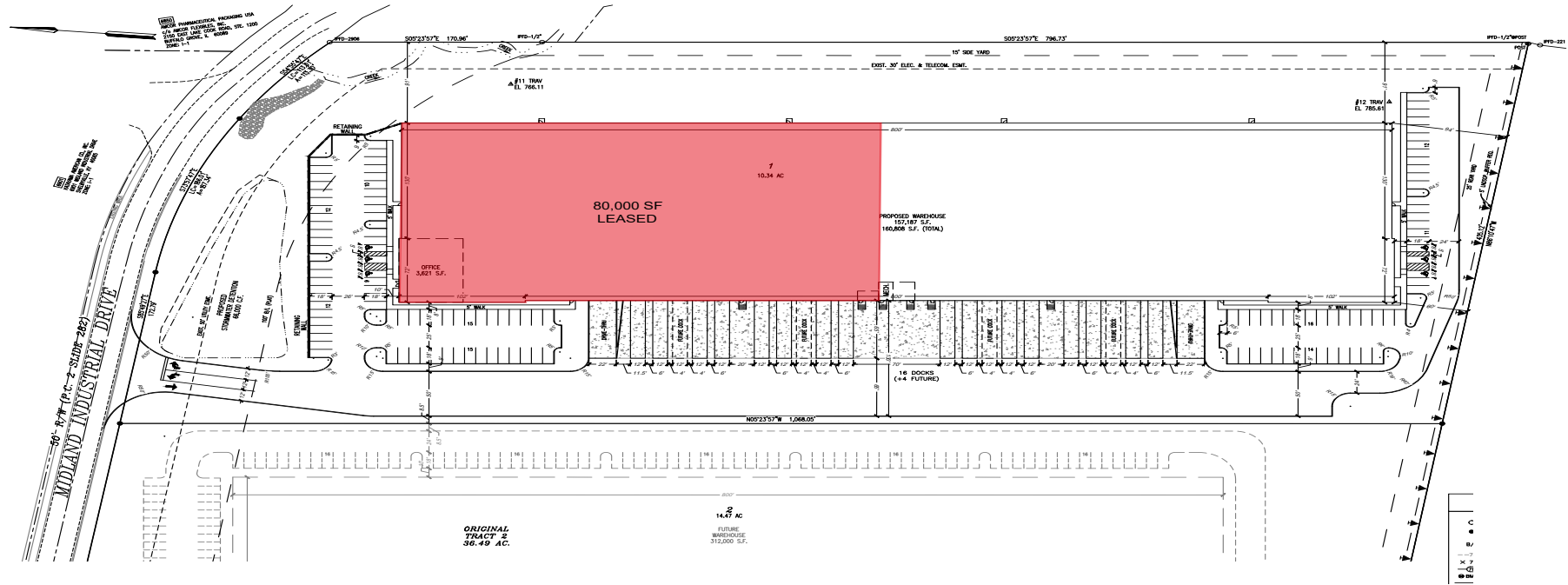
SHELBYVILLE, KY

NEW CLASS A INDUSTRIAL PARK
AVAILABLE FOR OCCUPANCY

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Property specifications - Building 1

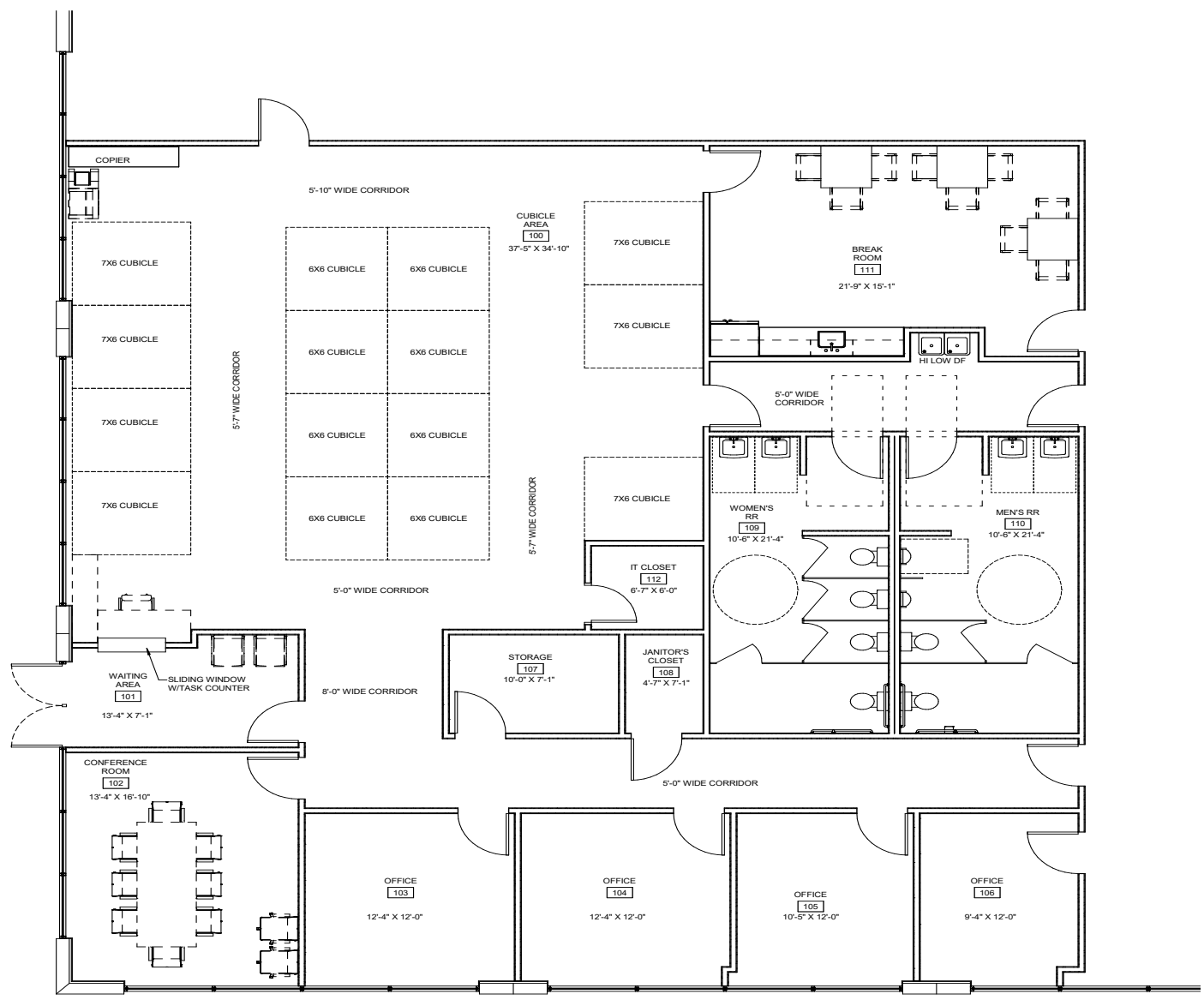


Building size s.f.	160,808
Available s.f.	80,000
Parcel size	10.34 acres
Office s.f.	3,766
Building dimensions	200' x 800'
Column spacing	70' x 60'
Clear height	36'
Roof	45 Mil White TPO with R20 insulation

Construction	Loading-bearing, on-insulated tilt-up concrete panels with decorative reveals and texture paint
Dock bays	60' x 50'
Grade level doors	2
Dock doors	16 (4 future)

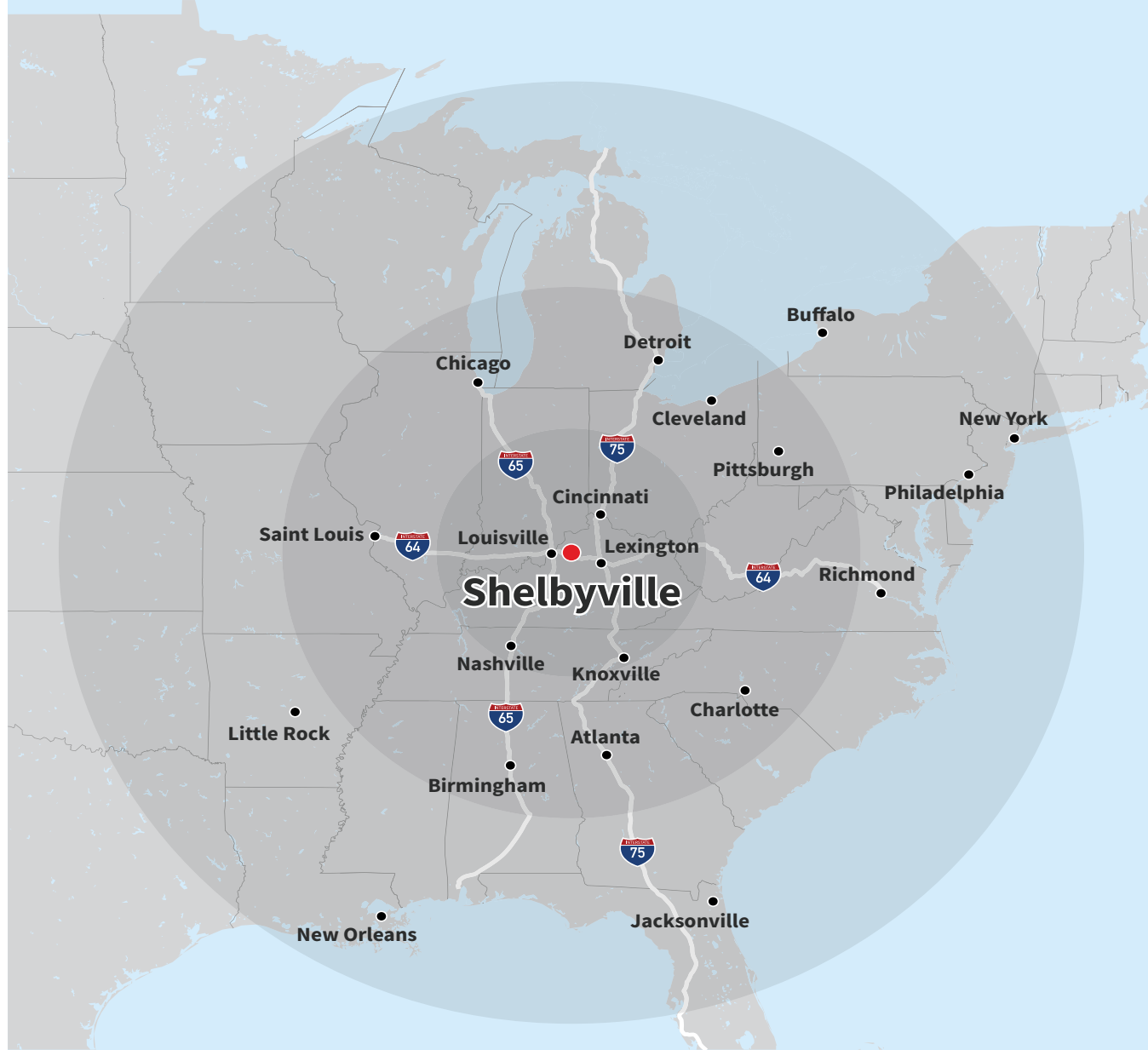
Dock packages	Prefinished 9' x 10' insulated overhead doors with view panels; dock equipment and 12' x 14' drive in doors
Warehouse lighting	High bay LED with 30 foot candle
Fire suppression	ESFR
Power	1200 Amps
Auto parking	127

Office Floor Plan / Layout - Building 1



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 I-64, I-71, I-65 and I-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.



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Louisville Muhammad Ali
International Airport



30 minutes to
UPS WorldPort

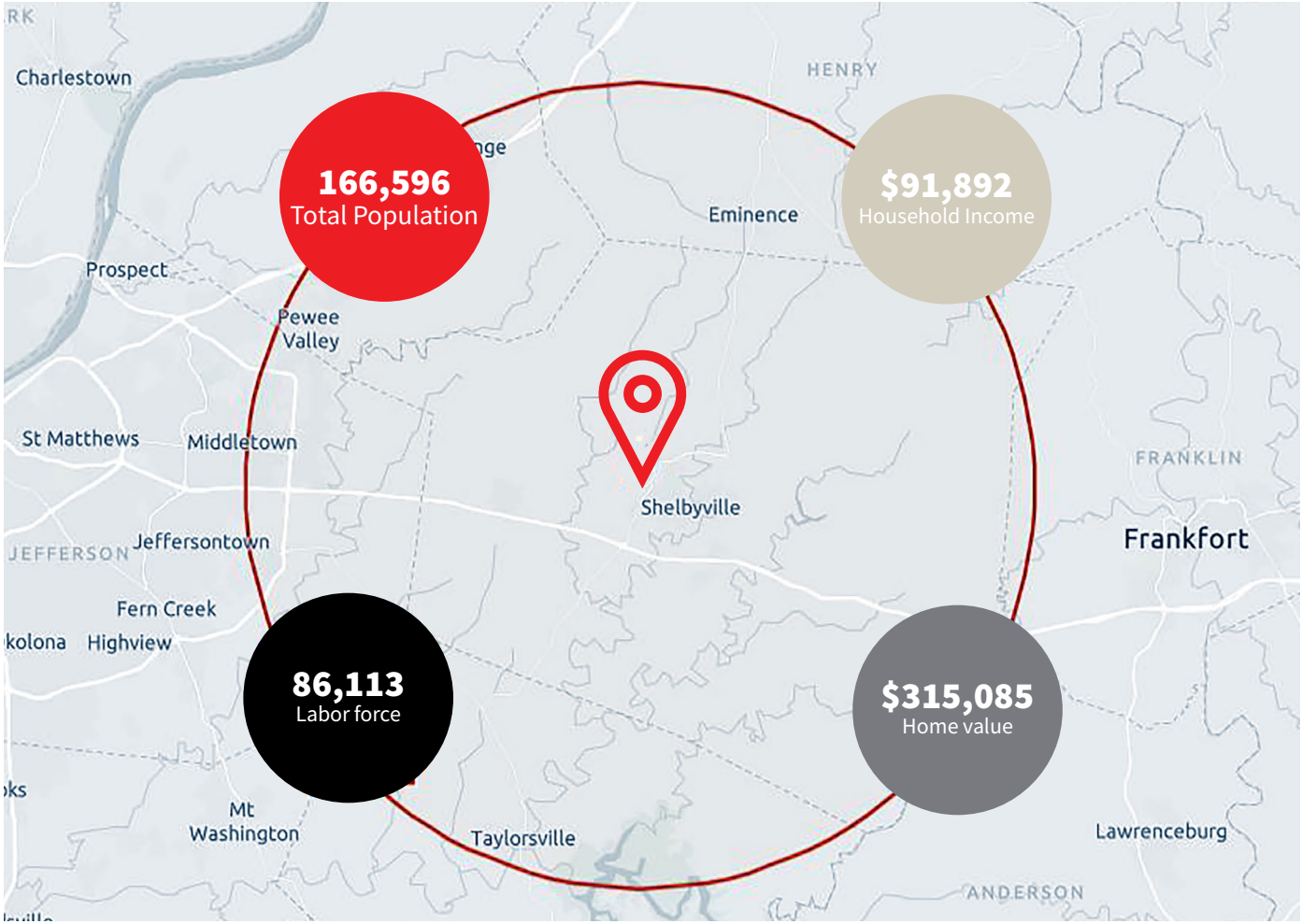


RJ Coreman and
Norfolk Southern Railroads
service Shelby County

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



Interior Photos



Exterior Photos



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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