



Gateway 670

River Ridge Commerce Center
Charlestown, Indiana



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Location Highlights

Gateway 670 is located in River Ridge Commerce Center, in Charlestown, Indiana.

Location highlights



State Route 62 frontage



Access at lighted intersection



Q1 2026 delivery



Potential BTS opportunities



Gateway 670
State Route 62 & Miami Trail
in Clark County, Indiana

Building Specifications

| | |
|--------------------------|--|
| Building name | Gateway 670 - River Ridge Commerce Center |
| Exterior warehouse walls | Concrete tilt panels with textured paint finish |
| Floor slab | 8" thick, 4,000 PSI concrete slab, reinforced in speed bays, and vapor barrier under office sections |
| Roof assembly | 1-1/2" metal decking factory primed white, R-20 insulation, & 60-mil TPO membrane (20 year NDL warranty) |
| Building columns spacing | 56' x 60' interior bays and 60' speed bays. Painted safety yellow to 12' and grey to decking |
| Sprinkler | ESFR, with K17 heads. |
| Fire alarm | Non-proprietary panel monitoring tamper and flows only |
| Electrical | 277V/480V, 3-phase main panel (2 - 3,000 amp services and 1 house panel) |
| Heating | Energy Rotation unit-heaters to provide for freeze protection in warehouse |
| Lighting | LED light fixtures to provide for 30-foot candles based on an open layout; 15' whip |
| Sustainability | LEED Certified |



Building square footage

670,320 SF (+/-)



Office square footage

2,695 SF (speculative)



Acres

41.31 (approximately)



Loading & bay spacing

Cross-dock configuration;
60' bay spacing



Clear height

40' clear height after first bay



Dock doors

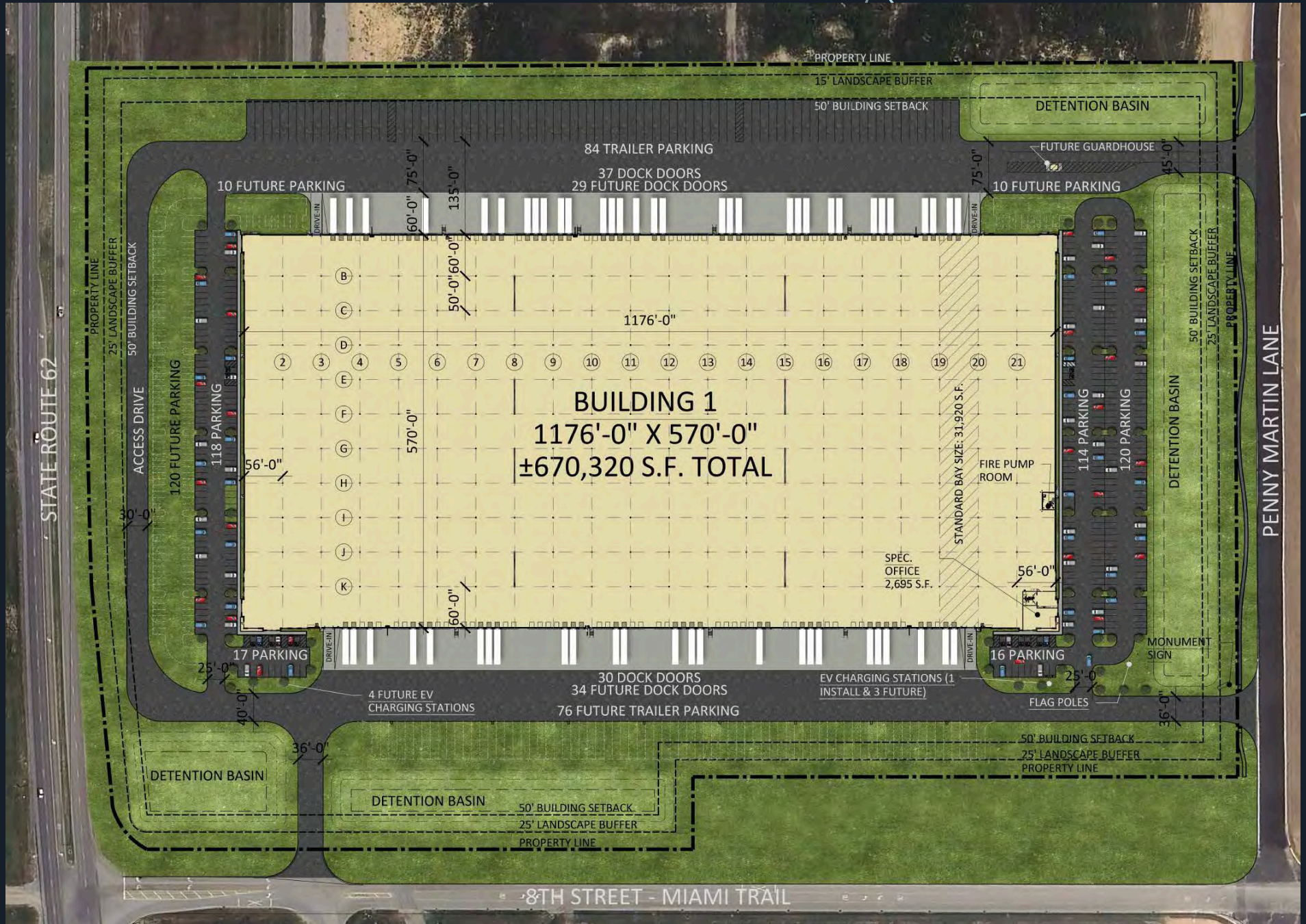
Sixty-seven (67) dock doors



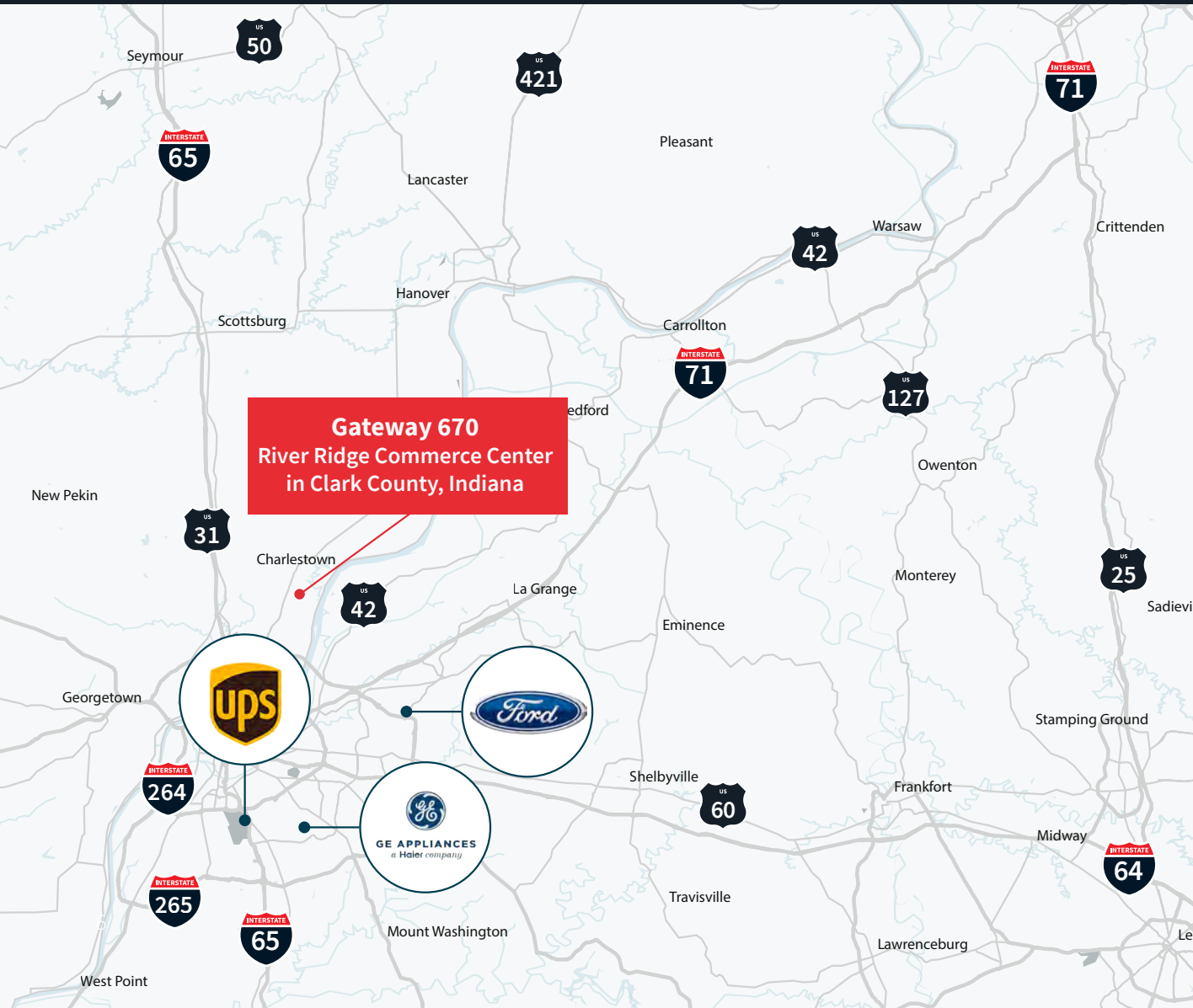
Drive-In doors

Four (4) drive-in doors (12' x 14')

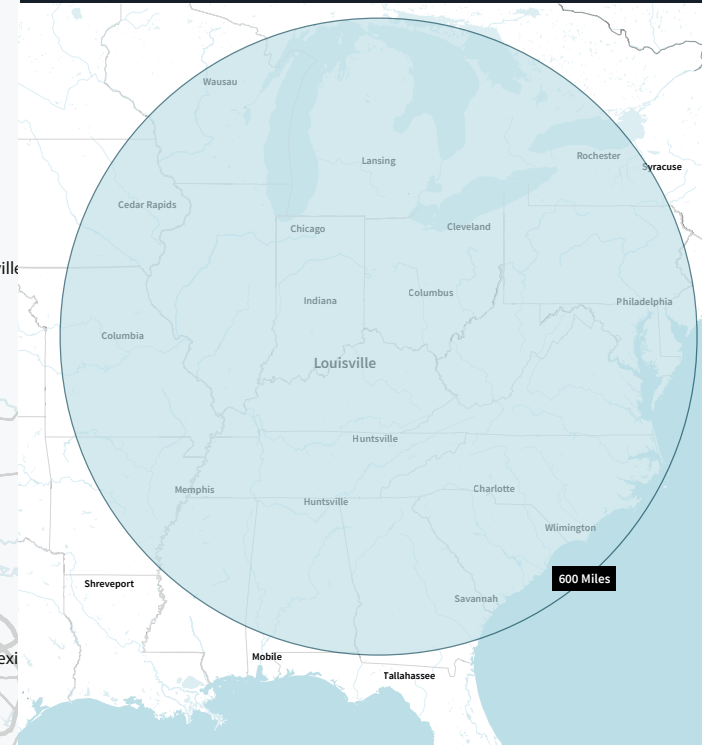
Site Plan



Location map



- 13.1 miles to Ford KTP
- 23.4 miles to UPS WorldPort
- 25.5 miles to Appliance Park
- 75 miles to CVG Airport
- Two-thirds (2/3) of U.S. population reachable in one day's truck drive



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