



# Gateway 670

River Ridge Commerce Center  
1821 Penny Martin Lane  
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



LEED Gold designation



Potential BTS opportunities



**Gateway 670**  
1821 Penny Martin Lane  
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 K-25 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 Gold Certified
Parking	Auto: 384 (+140 future) Trailer: 84 (+76 future)



## 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

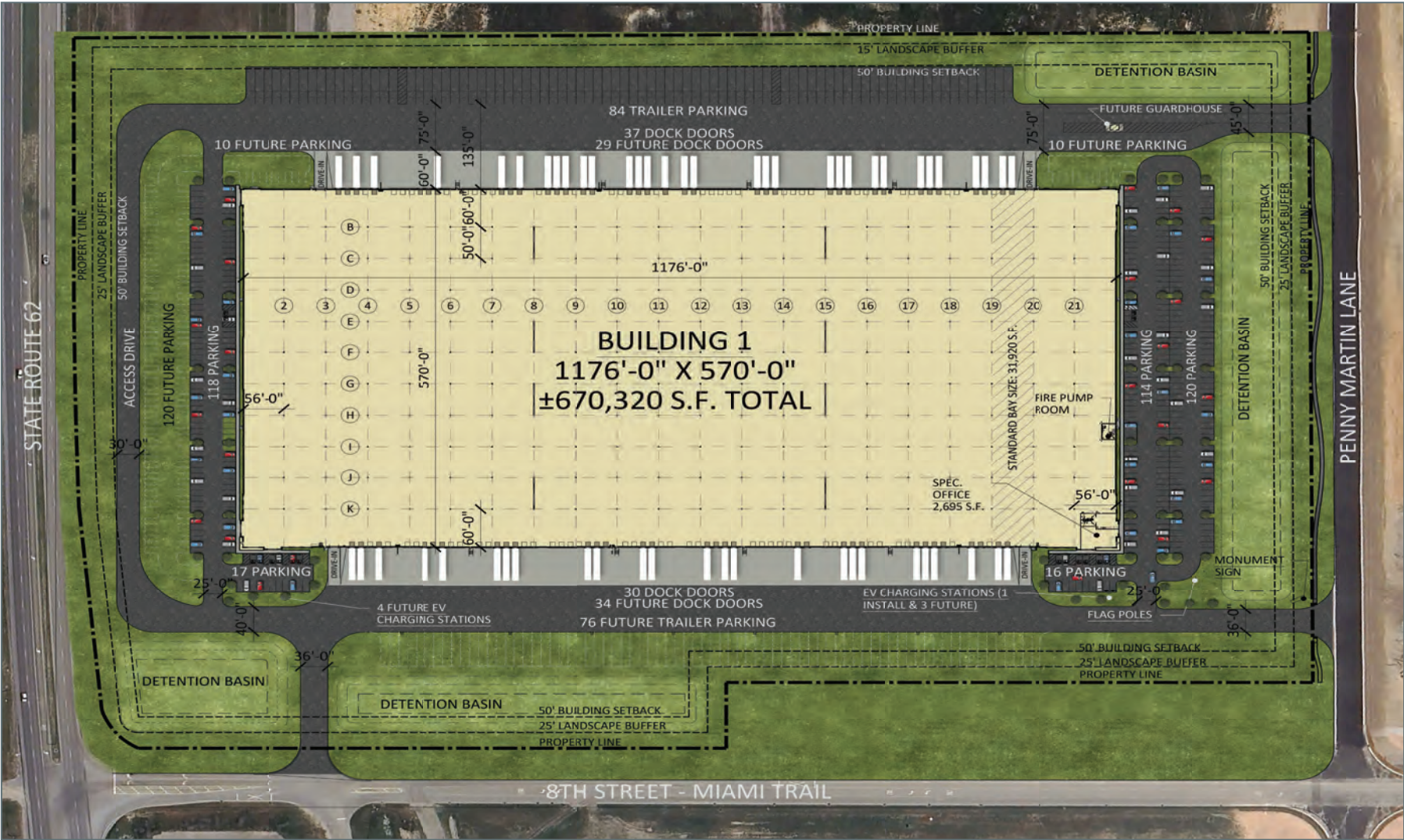
Sixty-seven (67) dock doors



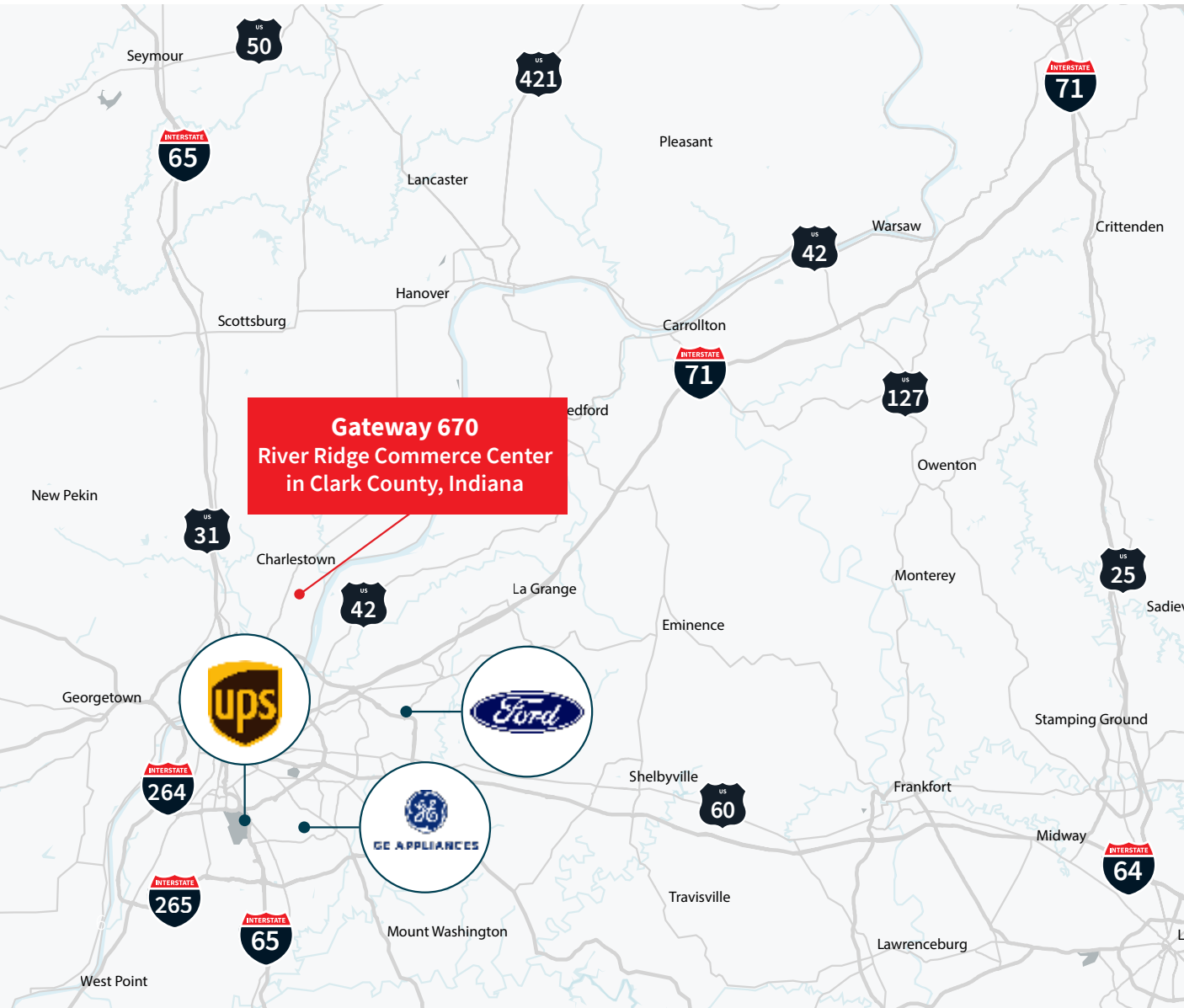
## Drive-In doors

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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