

**152,880 SF  
AVAILABLE!**

**RIVER RIDGE COMMERCE CENTER**



## PROPERTY FEATURES

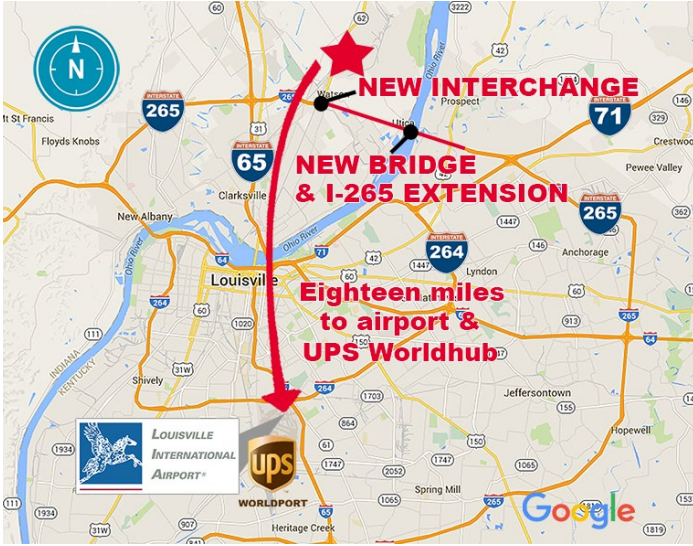
SQUARE FEET:	458,640 (490' x 936')	TRUCK COURT:	135'
AVAILABLE SF:	152,880 (490' x 312')	DOCK EQUIPMENT:	(17) 7' x 8' 40K mechanical levelers; (17) seals; (17) z guards
ACRES:	32.95	CONCRETE APRON:	60' apron north/south
OFFICE:	Build to suit	DOLLY STRIP:	10' south
EXTERIOR:	Insulated pre-cast panels	PARKING :	251 (AUTO) / 19 (TRAILER)
CLEAR HEIGHT:	32'	HVAC:	Rack System provides ventilation and heat and one air change per hour in summer.
COLUMN SPACING:	50' x 52'	ELECTRIC:	2,000 amps, 480 volts, 3-phase
LOADING BAYS:	50' x 70'	FLOORS:	7" slab with vapor barrier
FIRE PROTECTION:	K-17 ESFR	ROOF:	White TPO over R-20 insulation
LIGHTING:	T-5 w/ motion sensors, 10' whips	UTILITY PROVIDERS:	Vectren Energy (gas), Duke Energy (electric), River Ridge Development Authority (water), City of Jeffersonville (sewer)
CLERESTORY WINDOWS:	(30) 6' X 4'		
DOCK DOORS:	(17) 9' x 10' insulated overhead doors		
DRIVE-IN DOORS:	(1) 12' x 14' motor-operated insulated doors		

For more information, please contact:

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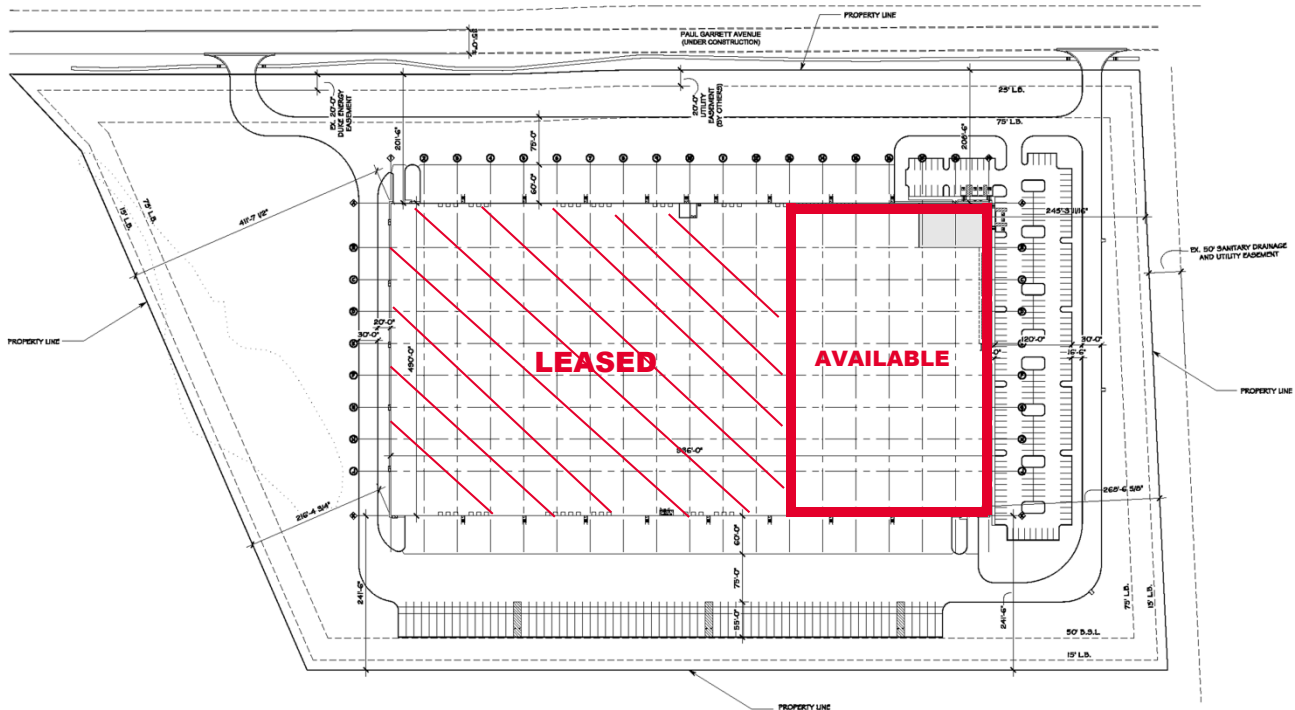


**Map**



**U.S. FOREIGN TRADE ZONE**

**River Ridge Commerce Center**



**Site Plan**

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