# I-71 COMMERCE CENTER

Campbellsburg, KY



## 215 Acre Park Planned to Accommodate Up to 2,750,000+ SF

CBRE

FLINT DEVELOPMENT

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# STRATEGIC LOCATION




## KEY DISTANCES

**27± miles**
Ford Kentucky Truck Plant

**41± miles**
GE Appliance Park

**44± miles**
Ford Louisville Assembly Plant

**66± miles**
Cincinnati, OH

**70± miles**
Toyota Georgetown Plant

## ROAD

Louisville's proximity to US Interstates 64, 65 and 71 makes it a strategic hub for the country's trucking and logistics industry.

## RAIL

The Louisville Metro is home to both CSX and Norfolk Southern switch yards.

## RIVER

The Ports of Indiana handle the river transportation needs of the market with bulk commodity transfer terminals, barge fleeting, ground storage and rail access.

## RUNWAY

The UPS Worldport is the world's largest automated package handling facility, and has capacity to process 1.6M packages per day - that's 19 packages every single second.

# SITE




## OPPORTUNITY HIGHLIGHTS

Building I: *1,272,240 SF

Building II: *1,473,120 SF

526 loading positions

1,492 vehicle parking spaces

673 trailer parking spaces

Immediate access to I-71

Zoned I-1

4MW of power currently available, up to 17MW possible

Road improvements to include acceleration and deceleration lanes

Rail served by CSX

**Building sizes and specifications are conceptual and subject to modification based on mutually agreed upon plans between owner and tenant.*

# CONCEPTUAL SITE LAYOUT

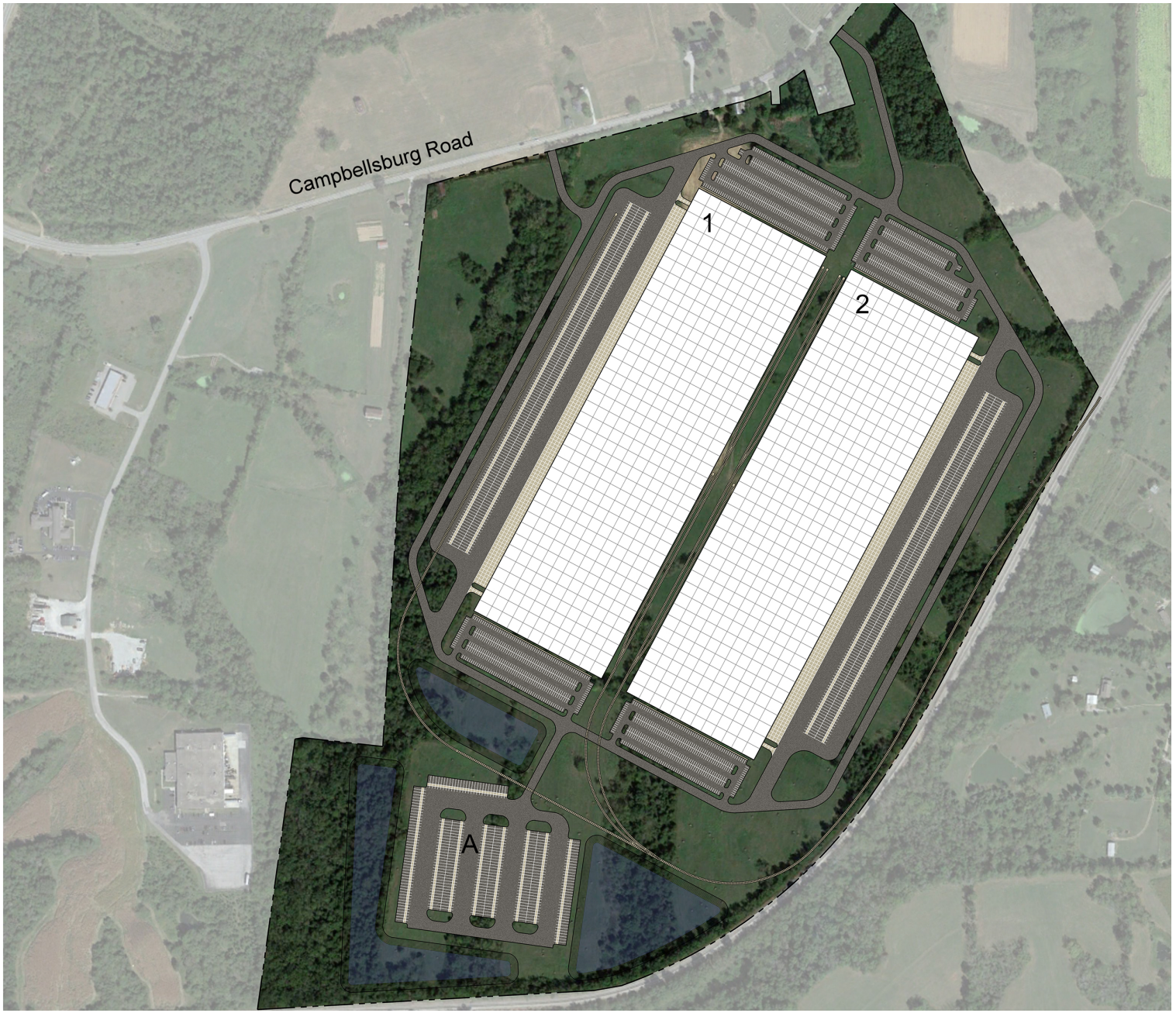


# CONCEPTUAL SITE PLAN

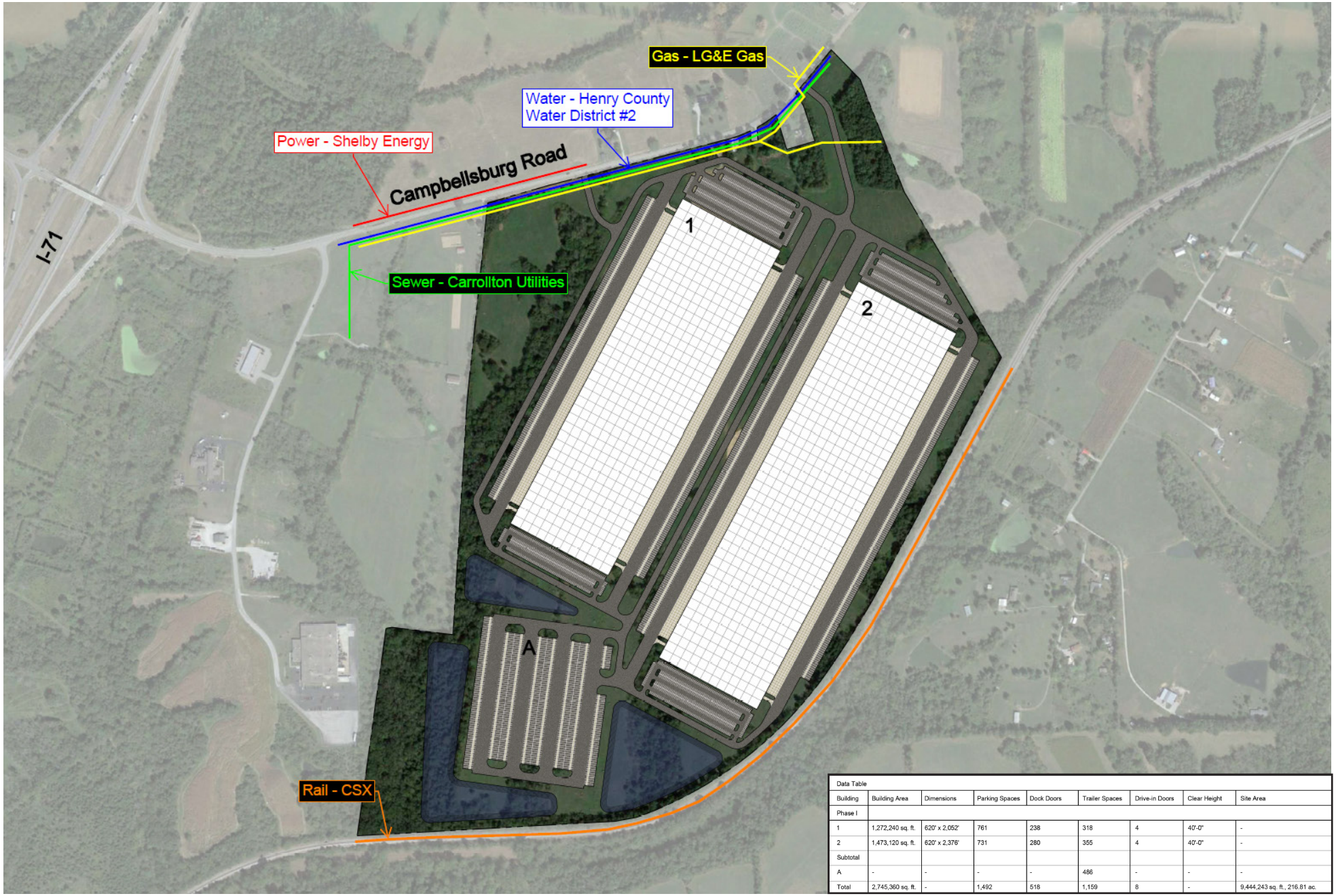



| Data Table | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Building | Building Area | Dimensions | Parking Spaces | Dock Doors | Trailer Spaces | Drive-in Doors | Clear Height | Site Area |
| Phase I | | | | | | | | |
| 1 | 1,272,240 sq. ft. | 620' x 2,052' | 761 | 238 | 318 | 4 | 40'-0" | - |
| 2 | 1,473,120 sq. ft. | 620' x 2,376' | 731 | 280 | 355 | 4 | 40'-0" | - |
| Subtotal | | | | | | | | |
| A | - | - | - | - | 486 | - | - | - |
| Total | 2,745,360 sq. ft. | - | 1,492 | 518 | 1,159 | 8 | - | 9,444,243 sq. ft., 216.81 ac. |

# CONCEPTUAL RAIL SERVICE



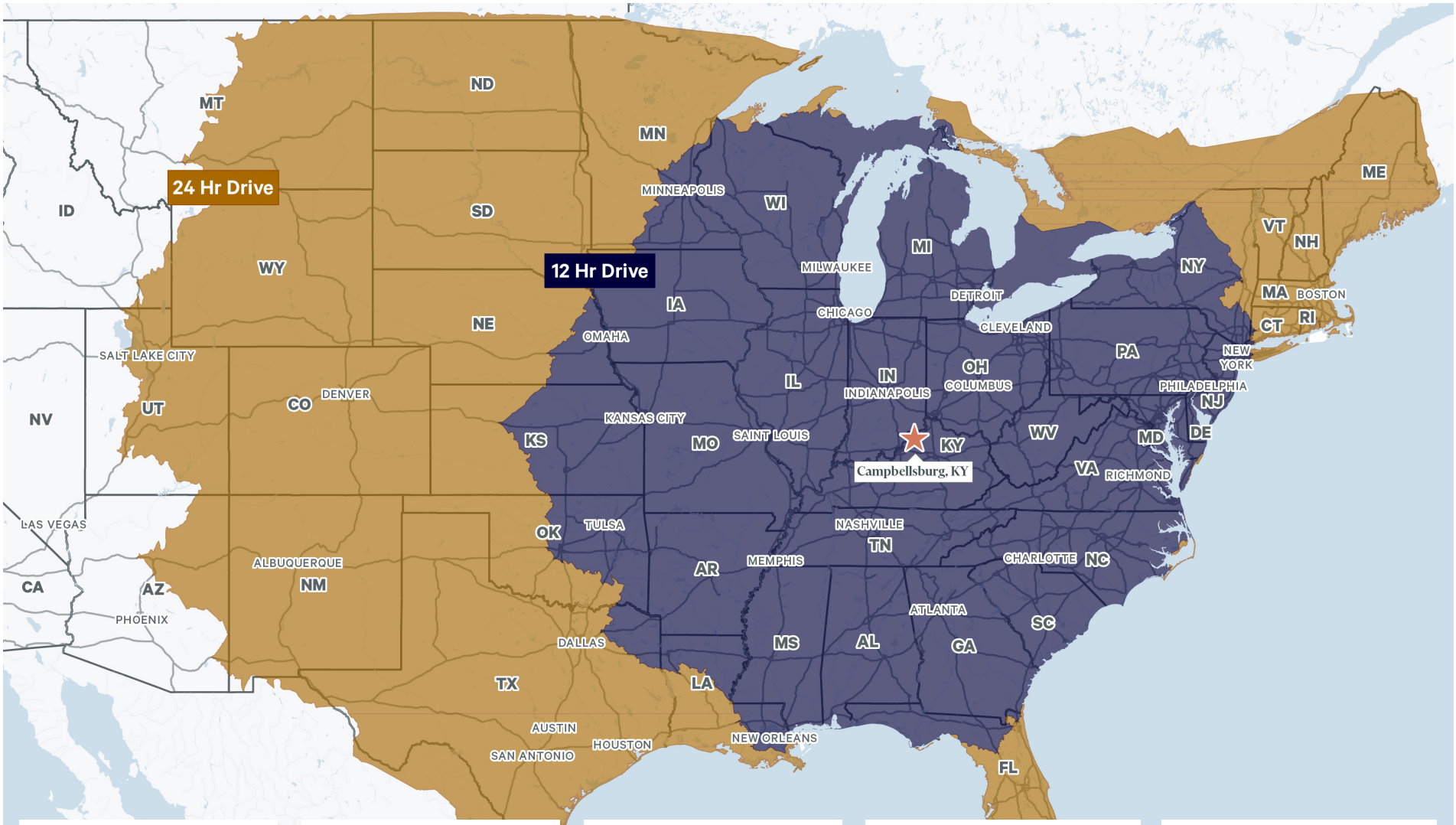
# UTILITIES EXHIBIT




Data Table

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# PRIME LOGISTICS LOCATION




**#1**

OHIO RIVER CORRIDOR METRO AREA

*Site Selection Magazine, 2023*

**#5**

US METRO AREA FOR ECONOMIC DEVELOPMENT

*Site Selection Magazine, 2023*

**#1**

BUSIEST AIR CARGO HUB IN NORTH AMERICA

*ACI World Airport Report, 2026*

**54%**

US POPULATION WITHIN A 12-HOUR DRIVE

*American Community Survey 2024*

**82%**

US POPULATION WITHIN A 24-HOUR DRIVE

*American Community Survey 2023*

# LOUISVILLE MSA INDUSTRIAL STRENGTH

**56 million** square feet of industrial space developed since 2016

A **Top 3** U.S. vehicle production hub

Workforce of **440,000+** industrial employees in Louisville, KY

**Top 10** industrial market for lowest vacancy in the U.S. in 2025

**1.4 million** metro population

**180 million** square feet industrial market





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