

# MIDLAND INDUSTRIAL CENTER

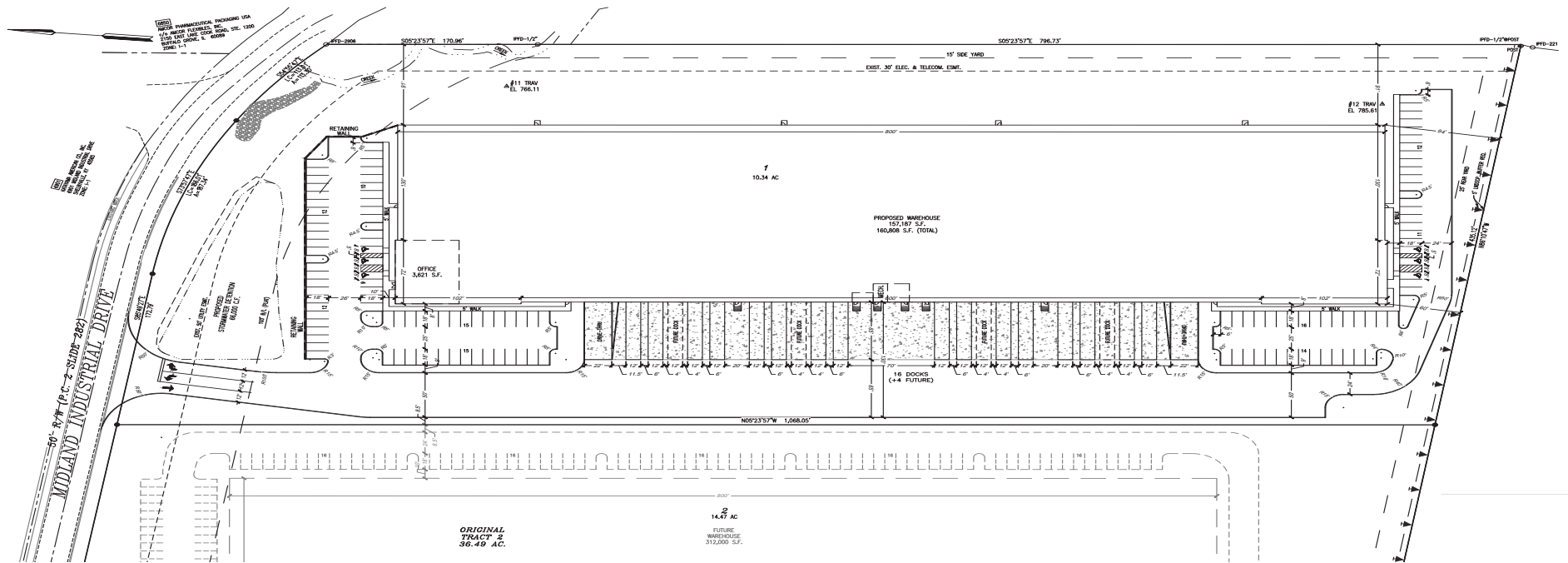
SHELBYVILLE, KY

NEW CLASS A INDUSTRIAL PARK  
AVAILABLE Q3 2023

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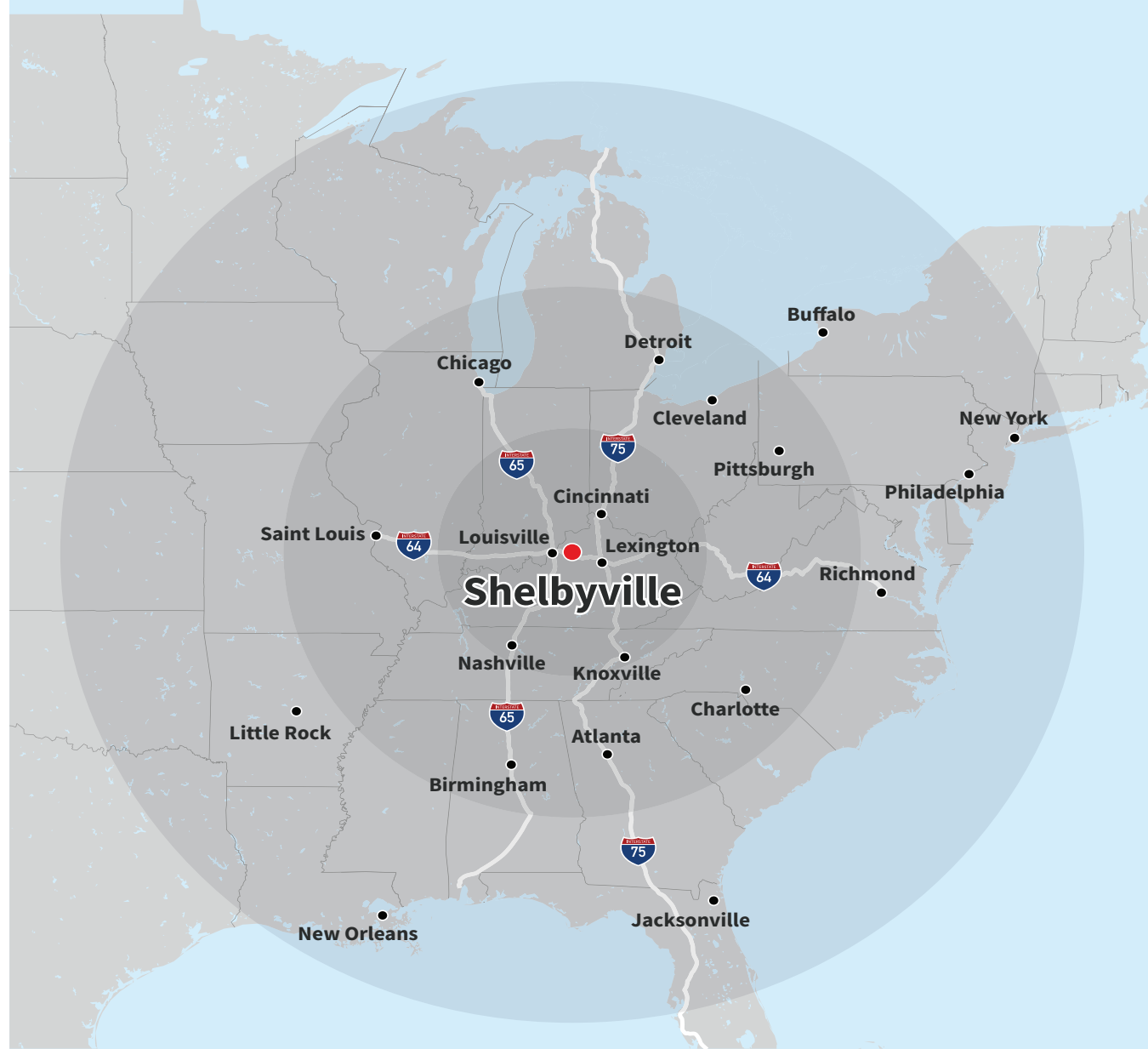
# Property specifications - Building 1



<b>Building size s.f.</b>	160,808	<b>Construction</b>	Loading-bearing, on-insulated tilt-up concrete panels with decorative reveals and texture paint	<b>Dock packages</b>	Prefinished 9' x 10' insulated overhead doors with view panels; dock equipment and 12' x 14' drive in doors
<b>Available s.f.</b>	50,000 - 160,808				
<b>Parcel size</b>	10.34 acres	<b>Dock bays</b>	60' x 50'	<b>Warehouse lighting</b>	High bay LED with 30 foot candle
<b>Office s.f.</b>	BTS				
<b>Building dimensions</b>	200' x 800'	<b>Grade level doors</b>	2	<b>Fire suppression</b>	ESFR
<b>Column spacing</b>	70' x 60'	<b>Dock doors</b>	16 (4 future)	<b>Power</b>	1200 Amps
<b>Clear height</b>	36'			<b>Auto parking</b>	127
<b>Roof</b>	45 Mil White TPO with R20 insulation				

# 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 1-64, 1-71, 1-65 and 1-75. 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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International Airport



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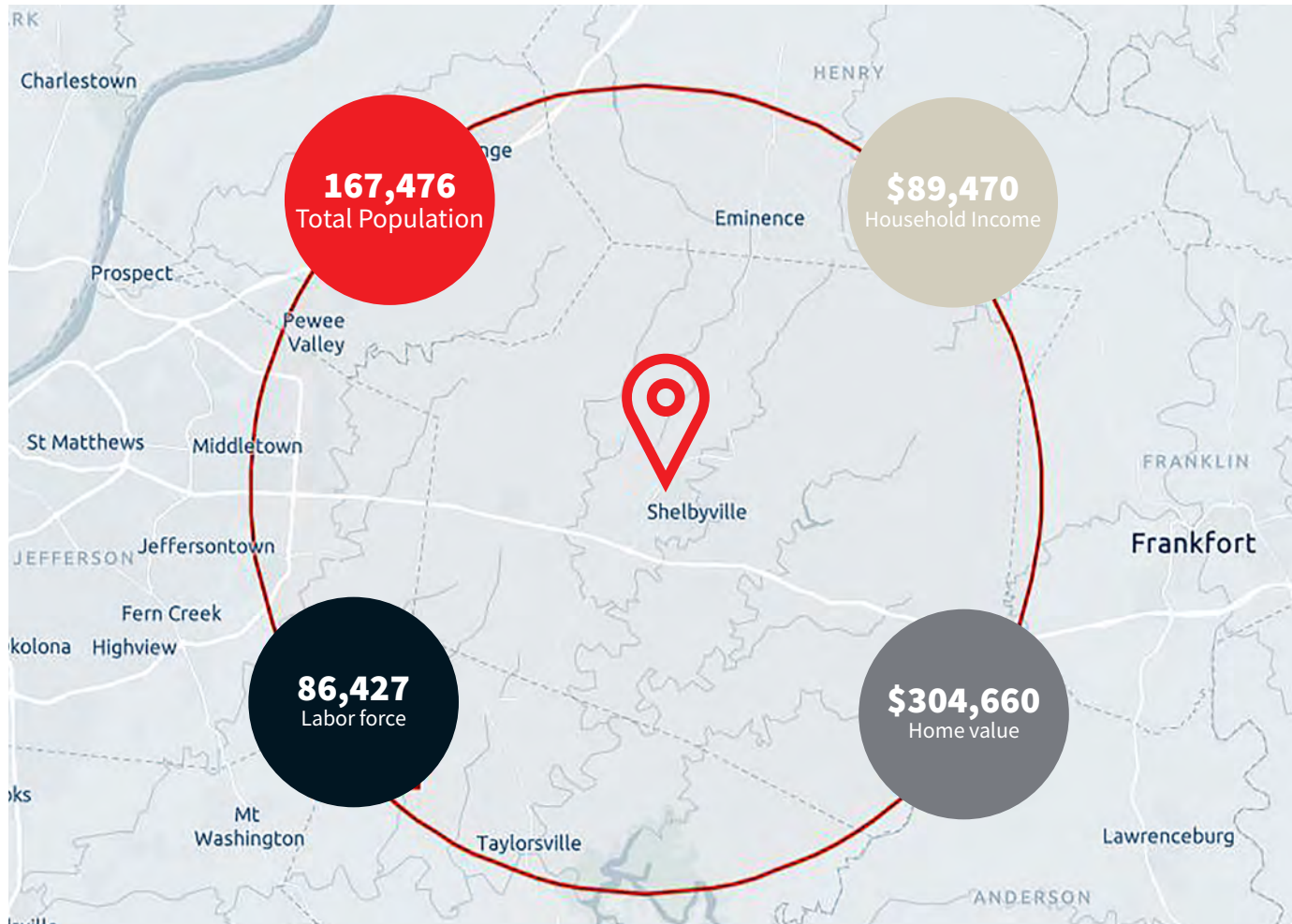


RJ Coreman and  
Norfolk Southern Railroads  
service Shelby County

# Demographics

## 2022 estimated demos - 15 mile radius

Total population	167,476	Total labor force	86,427
Median household income	\$89,470	Median home value	\$304,660



# Building Renderings



# 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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\*\*The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage.