

COMING SOON!

RIVER RIDGE COMMERCE CENTER

1751 Penny Martin Lane | Charlestown, Indiana

300,080 SF

CLASS 'A' INDUSTRIAL WAREHOUSE FACILITY



Broe
Real Estate Group



**CUSHMAN &
WAKEFIELD**
Commercial Kentucky

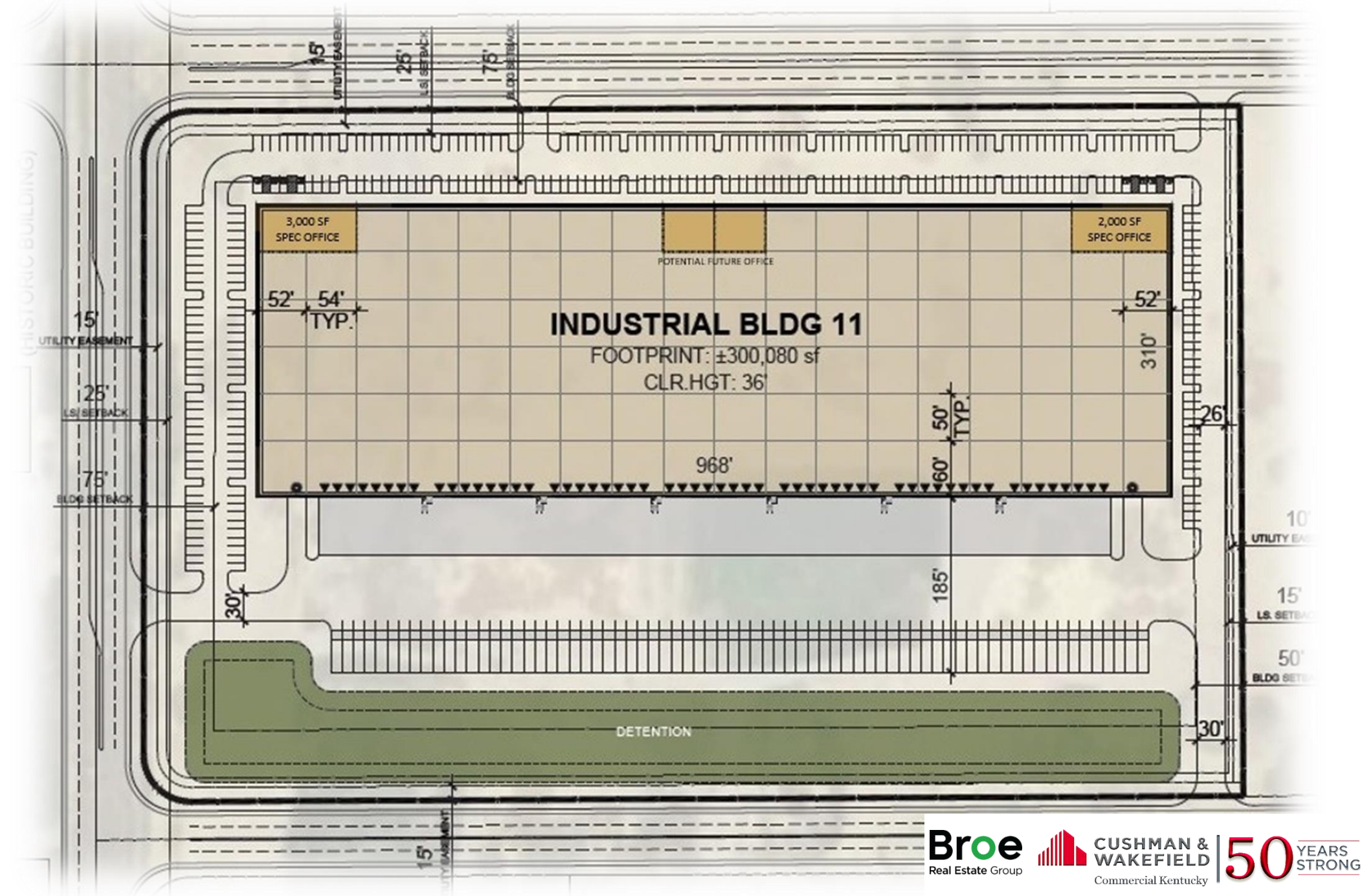
50 YEARS
STRONG

PROPERTY FEATURES

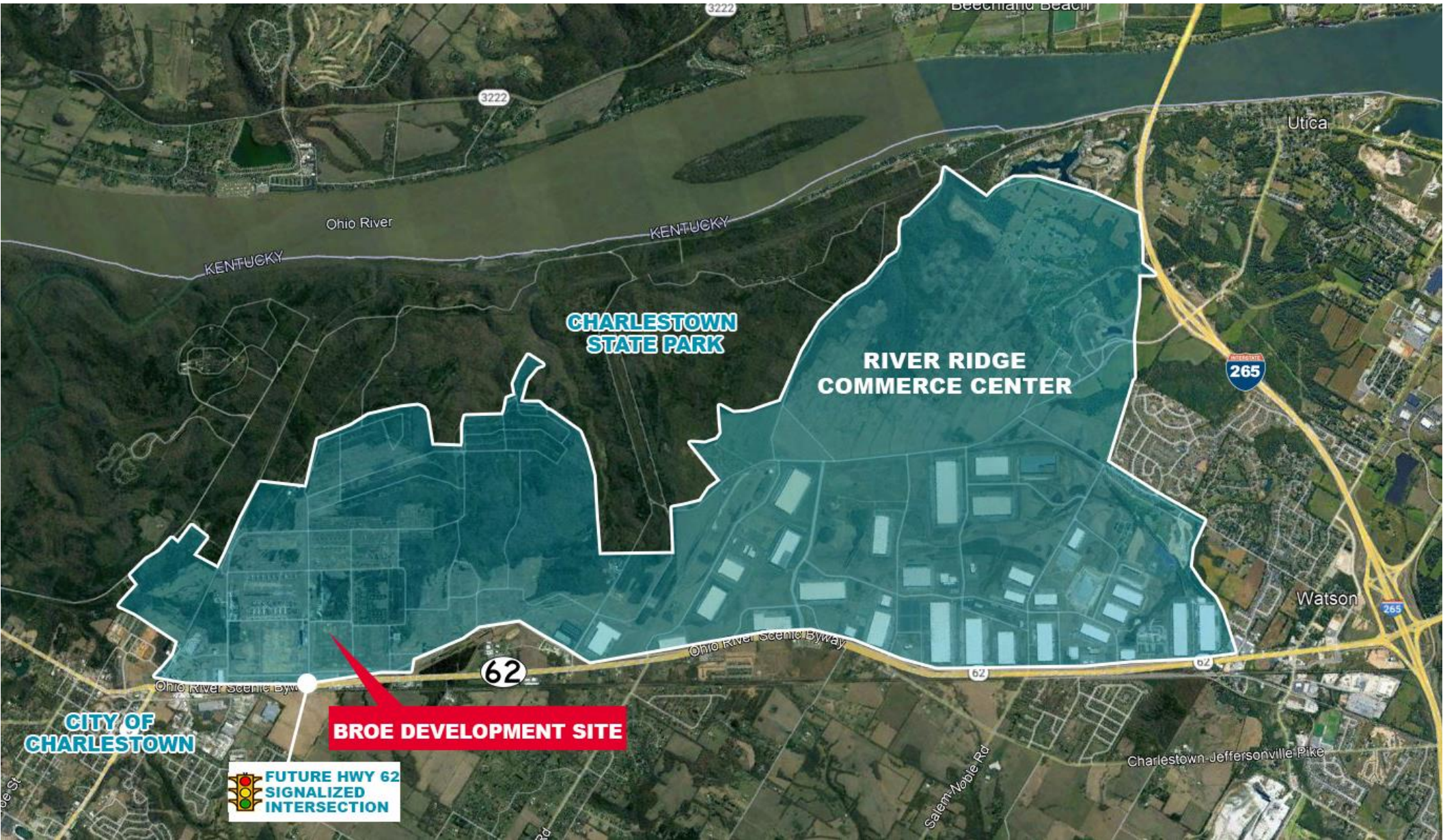
Available Space:	300,080 sf
Office Area:	5,000-sf spec office – 3,000 sf (north end) / 2,000 sf (south end)
Site:	19.42 acres
Clear Height:	36'
Dock Doors:	56 (Total) – includes 9'x10' insulated doors w/vision panel, bumpers & z-guards 30 (Fully Equipped) – also includes seals, lights & 7'x8' 40,000 lb. mechanical pit levelers
Drive-in Doors:	(2) 12' x 14' w/vision windows and electric opener
Car Parking:	331 spaces
Trailer Parking:	69 designated trailer stalls
Truck Court:	135' with concrete apron
Column Spacing:	54' x 50' (typical bay); 54' x 60' (loading bay)
Building Dimensions:	310' x 968'
Bay Size:	16,740 SF per bay
Lighting:	High-bay LED fixtures - 30 fcs @ 36" AFF on 10' whips
Power:	277/480 volt; 3,000 amps; 3-phase
Fire Suppression:	ESFR
Heat:	Gas-fired roof mounted units
Ventilation:	Air handling system to achieve up to one (1) air-change per hour
Floor:	7" unreinforced concrete slab (4,000 PSI) with Ashford sealer/hardener
Roof:	TPO - 60-mil
Construction:	Pre-cast insulated concrete walls with steel structure
Zoning:	RRCC
Water:	City of Charlestown
Gas / Electric:	Centerpoint (gas) / Duke Energy (electric)
Sewer:	Charlestown Sewer & Water



SITE PLAN



AERIAL MAP



LOCATION MAP



5 MILES



7.5 MILES



11 MILES



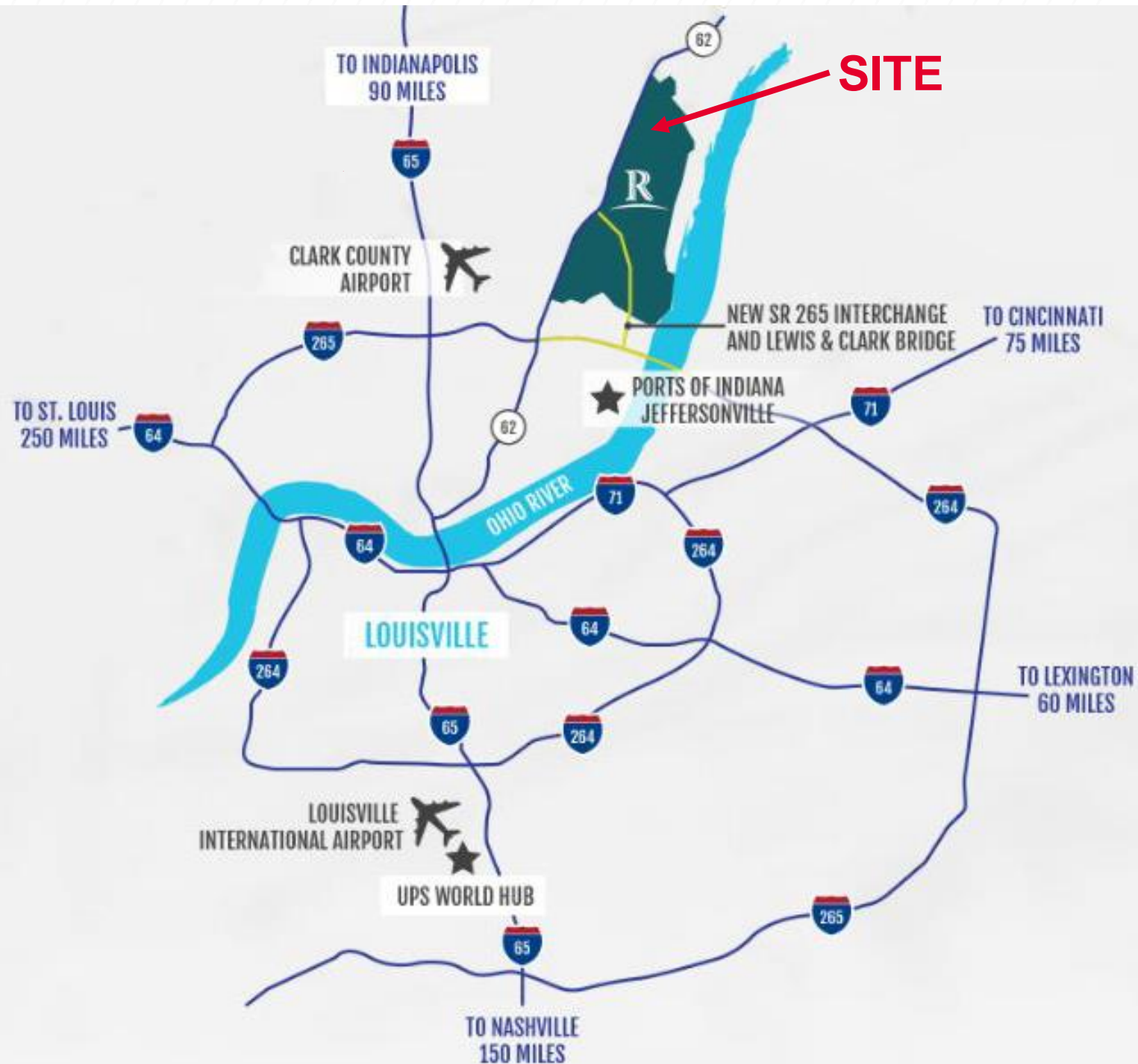
19 MILES



13 MILES



20 MILES





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