

# RIVERRIDGE

COMMERCE CENTER

# PANORAMIC SCALE. PRIME LOCATION.

FINAL LARGE TRACT AVAILABLE | 10 - 650+/- ACRES

CENTRALIZED MIDWEST LOCATION

A 650+/- acre industrial land sale opportunity positioned within the Midwest's most significant industrial parks—designed for long-term growth with scalable on-site utilities.

## Why River Ridge Commerce Center & Louisville Metro

Featuring up to 650+/- acres of zoned industrial land, with utilities readily available at the site and a strong workforce presence, this rare opportunity is available within the River Ridge Commerce Center, Midwest's premier industrial and manufacturing location.

- Central location in the US (day's drive to 2/3 the US Population)
- International reach with proximity to UPS Worldport (third largest in US)
- Zoned, with road and utility infrastructure delivered to the site
- Urban Enterprise Zone (UEZ), Foreign-Trade Zone (FTZ) and other local/state incentives available
- Superior labor force, drawing from a metro population of more than 1.3mm

» [website: www.riverridgecc.com](http://www.riverridgecc.com)

For more information, please reach out to:

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[VIEW THE VIRTUAL DEAL ROOM](#)

# RR

# SITE OVERVIEW

FROM 10 TO 650+/- ACRES



Road & Utility Infrastructure Provided



Rail Served – Omnitrax



Flat Topography

650+/- Acres



Lexmark

CS POWER TECH

Meta

RIVER RIDGE COMMERCE CENTER

Adecco

BUSKE LOGISTICS SAZERAC

VanTrust

CTDI

SUMITOMO

The Cheesecake Factory

KENCO

niagara

KENCO

DENSO

BINTELLI MCKESSON

Kroger

briva

amazon

Bluegrass Supply Chain

IDEMITSU

CRESCENT ELECTRIC COMPANY

TAYLOR

niagara

PEGATRON ASUS-Parker

Saddle Creek BOSE SHOE SENSATION

anitowoc NEOVIA

# ABOUT RIVER RIDGE COMMERCE CENTER

20M+ SF OF CLASS A INDUSTRIAL SPACE  
\$3.5B REGIONAL ECONOMIC IMPACT

PRO-BUSINESS ENVIRONMENT

FAST TRACKED DEVELOPMENT APPROVALS



# WHY METRO LOUISVILLE

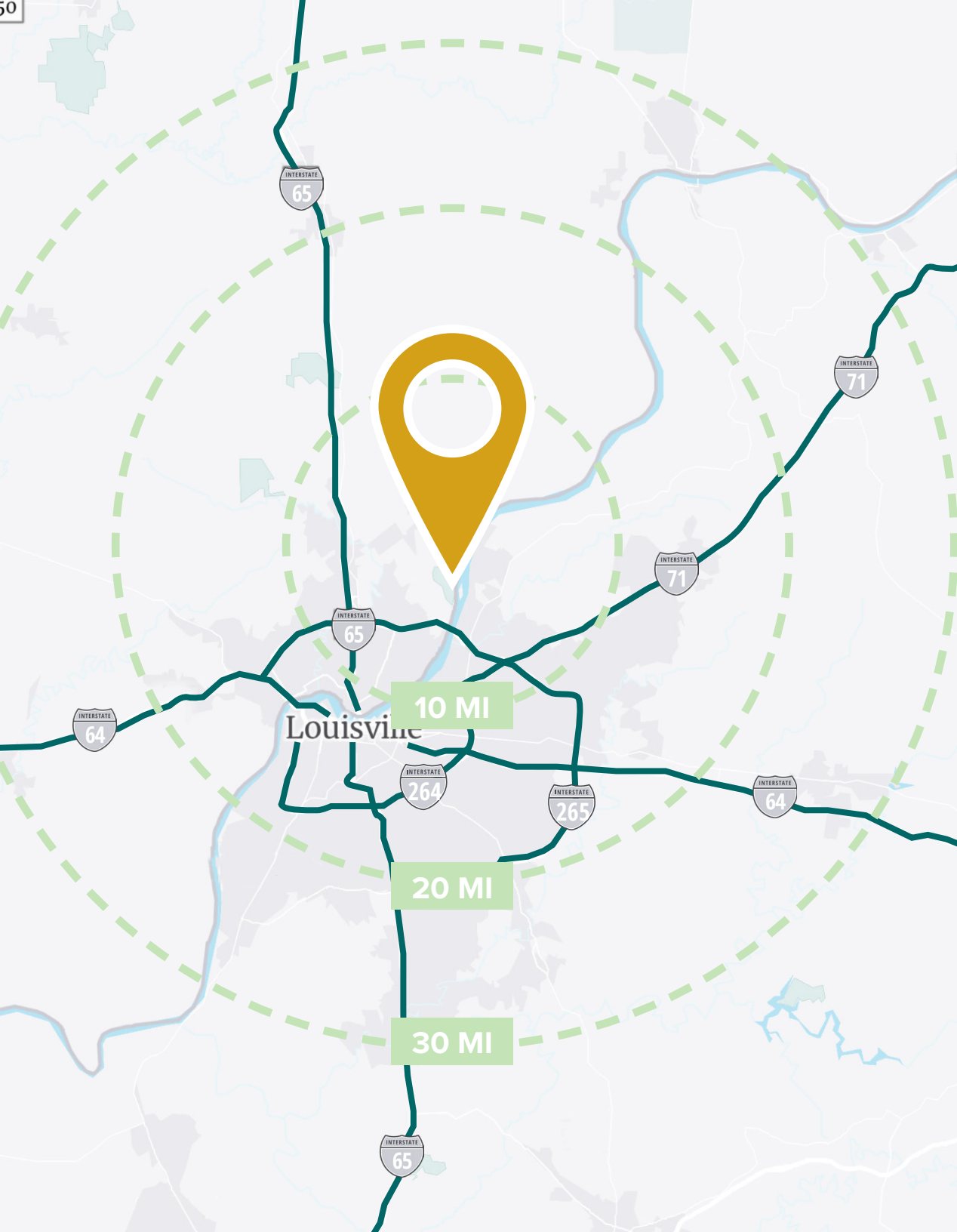
## ACCESS & SUPERIOR LABOR FORCE

The Louisville MSA is one of the premier logistics and manufacturing hubs in the United States. It's strong workforce and central location make it the market of choice for large scale manufacturing companies and global enterprises.

**Louisville's strategic advantage is unmatched.**

- **Global Velocity:** Through the UPS Worldport hub, businesses here can reach 80% of the world's population in under 24 hours.
- **Industry Density:** The region's logistics infrastructure is more than twice as dense as the national average, creating a specialized ecosystem that fuels seamless supply chains.





# ACCESS TO LABOR

10 MI

**215,222**  
2025 Total Workforce

**28.2%**  
Blue Collar Workers

20 MI

**545,195**  
2025 Total Workforce

**35.0%**  
Blue Collar Workers

30 MI

**663,965**  
2025 Total Workforce

**36.5%**  
Blue Collar Workers

# ACCESS TO CONSUMERS

10 MI

**416,689**  
2025 Total Population

**\$113,427**  
Avg. HH Income

20 MI

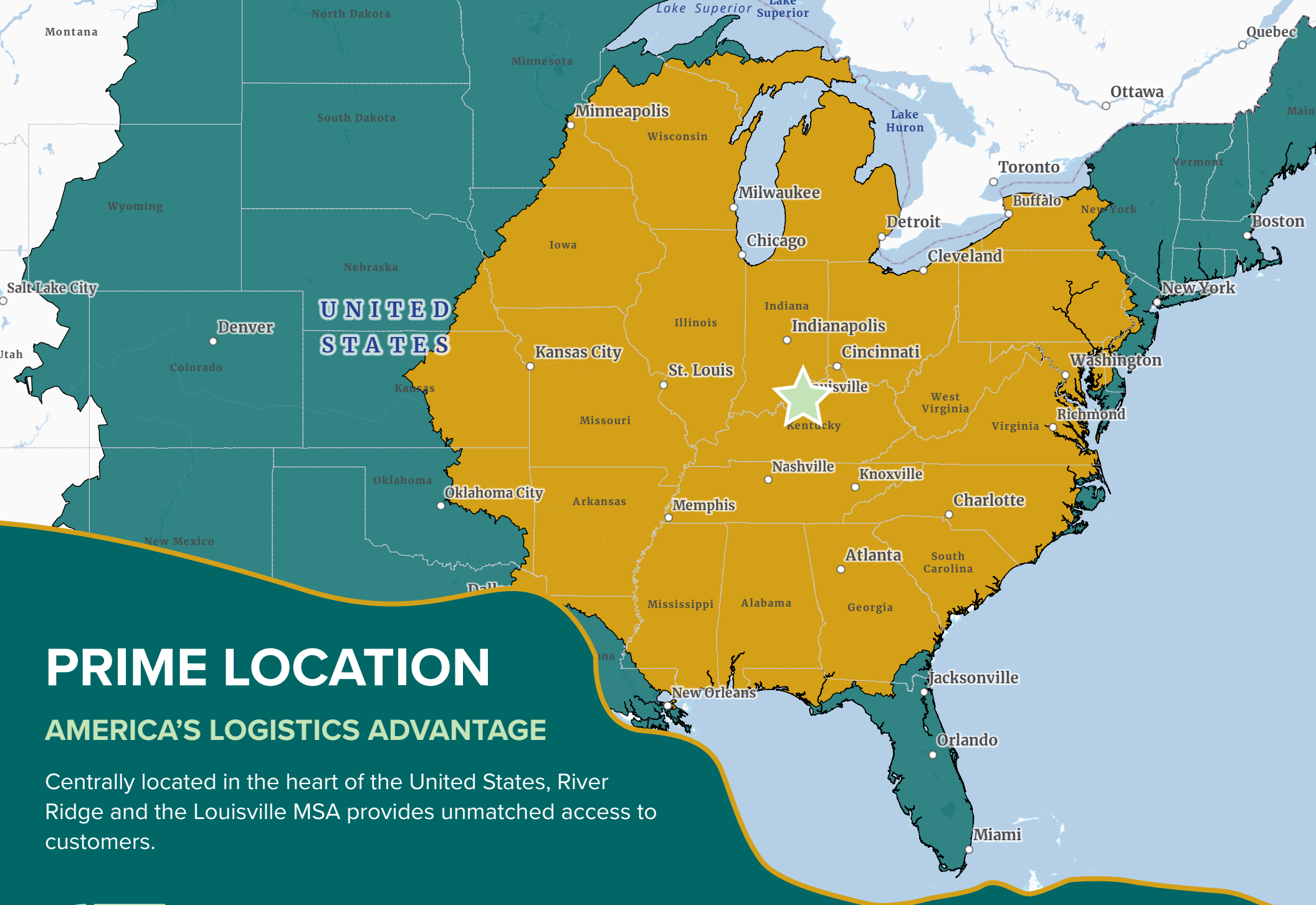
**1,071,505**  
2025 Total Population

**\$101,978**  
Avg. HH Income

30 MI

**1,319,545**  
2025 Total Population

**\$99,975**  
Avg. HH Income



UNITED STATES

# PRIME LOCATION

## AMERICA'S LOGISTICS ADVANTAGE

Centrally located in the heart of the United States, River Ridge and the Louisville MSA provides unmatched access to customers.



Situated within a single day's drive of **66%** of the U.S. population

- One-Day Drive (11 Hours)
- Two-Day Drive (22 Hours)

# A READY-TO-GO SITE

ZONED, WITH ROAD AND UTILITY  
INFRASTRUCTURE DELIVERED TO THE SITE.



Downtown Louisville

River Ridge Phase One



650<sup>+/-</sup> Acres

# Incentives

## INFRASTRUCTURE INVESTMENT & BUSINESS

River Ridge Commerce Center offers significant financial and operational advantages, including:

- **TIF District Benefits:** A portion of property tax revenue is reinvested into site infrastructure (roads, utilities, drainage), lowering upfront costs and speeding up project timelines.
- **UEZ Incentives:** Located in an Indiana-designated Urban Enterprise Zone (UEZ), providing specialized tax benefits for investments in real and personal property.
- **FTZ Incentives:** Secured, federally designated areas considered outside US Customs territory allowing businesses to defer, reduce, or eliminate duties on imported goods.

## STATE

- **EDGE Tax Credit:** Refundable income tax credit based on payroll from new job creation.
- **HBI Tax Credit:** Non-refundable credit tied to eligible capital investment in facilities and equipment.
- **HQ Relocation Tax Credit (HRTC):** Nonrefundable Indiana state tax credit that offsets eligible relocation costs for businesses that move their corporate headquarters to Indiana.
- **IDGF (Industrial Development Grant Fund):** Infrastructure support that helps fund public improvements like roads, sewer, and water tied to your development.
- **Next Level Jobs & Workforce READI Grants:** Additional funding is available for training in high-demand sectors including logistics, manufacturing, and tech.

## LOCAL

River Ridge Commerce Center offers significant financial and operational advantages through its strategic location, including:

- Land cost reductions, including potential credits for site preparation or qualifying economic development projects
- Infrastructure cost participation
- Matching funds for workforce programs

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## COMMERCE CENTER



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