



NEW CLASS A INDUSTRIAL FOR LEASE

115,572 SF - Completed October, 2025

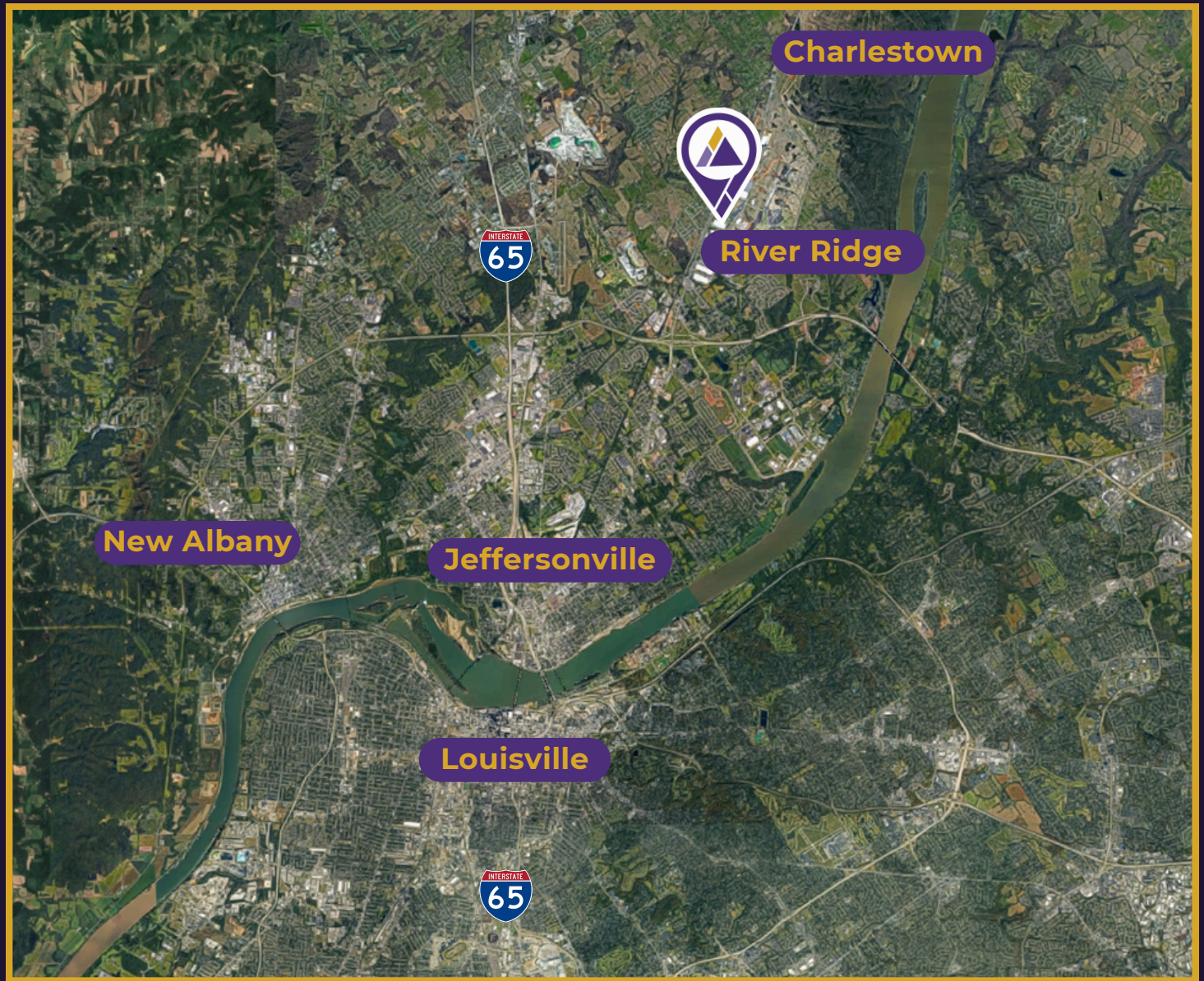
1140 Patrol Road, Jeffersonville, IN 47130



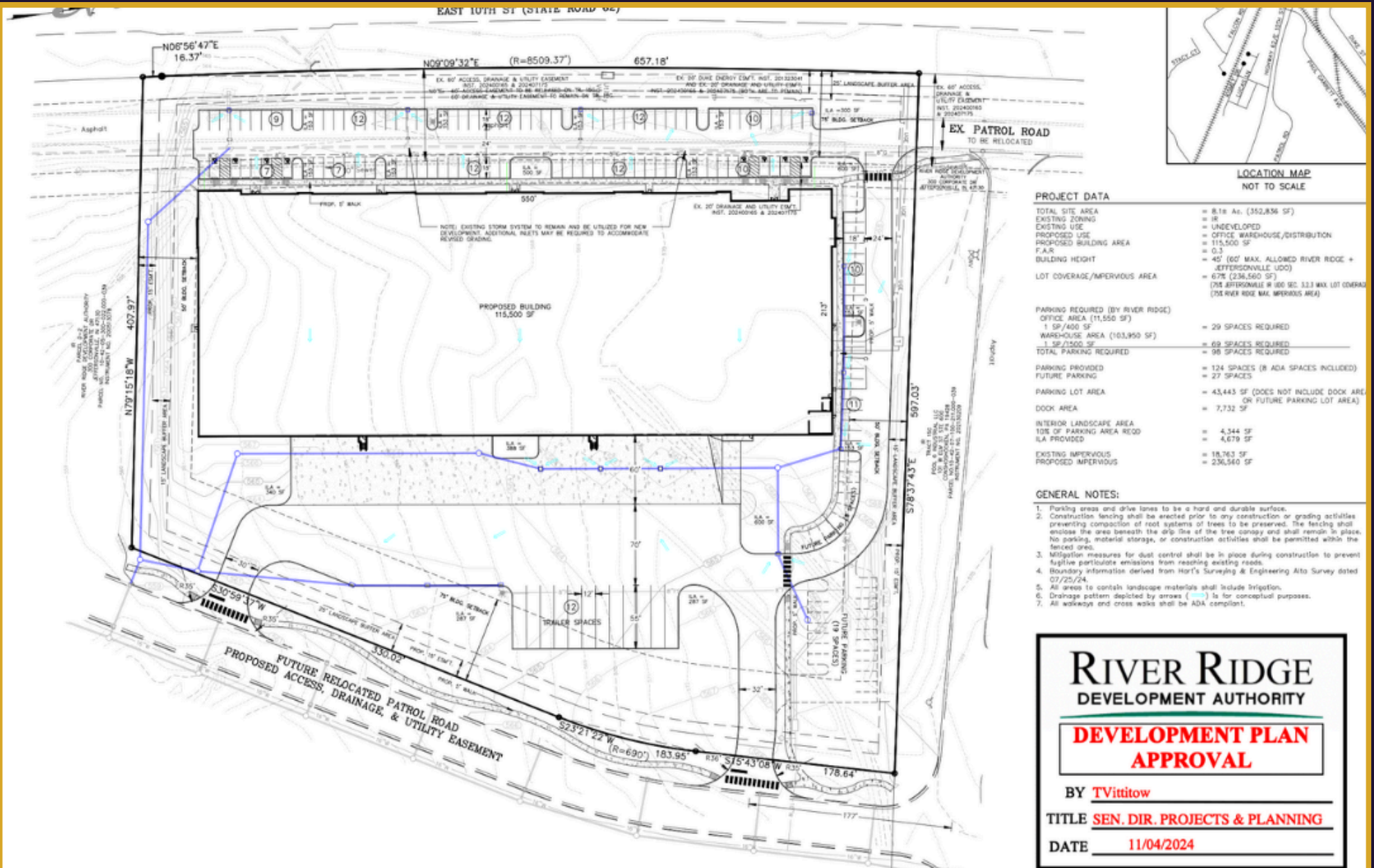
PROJECT SPECS

Project Address:	1140 Patrol Road, Jeffersonville, IN
Site:	8.21 acres
Delivery:	Q3 2025
Square Footage:	50,000-115,572
Construction Type:	Pre-cast
Clear Height:	32'
Office:	Build to suit
Docks:	(15) 9x10 insulated with equipment; expandable to 21
Drive-ins:	(1) 12x16 insulated at grade level; expandable to 2
Column Spacing:	50' x 50' bays; 60' speed bay
Parking:	124 (6 ADA)
Trailer Parking:	12; expandable to 31
Fire Sprinkler:	ESFR
Electric Service:	2000 Amp, 3 phase, 480v/277
Warehouse Lighting:	High Bay LED (30 FC Minimum)
Floor Slab:	6" un-reinforced slab
Roof:	45 mil TPO with R-20 insulation
Zoning:	IR

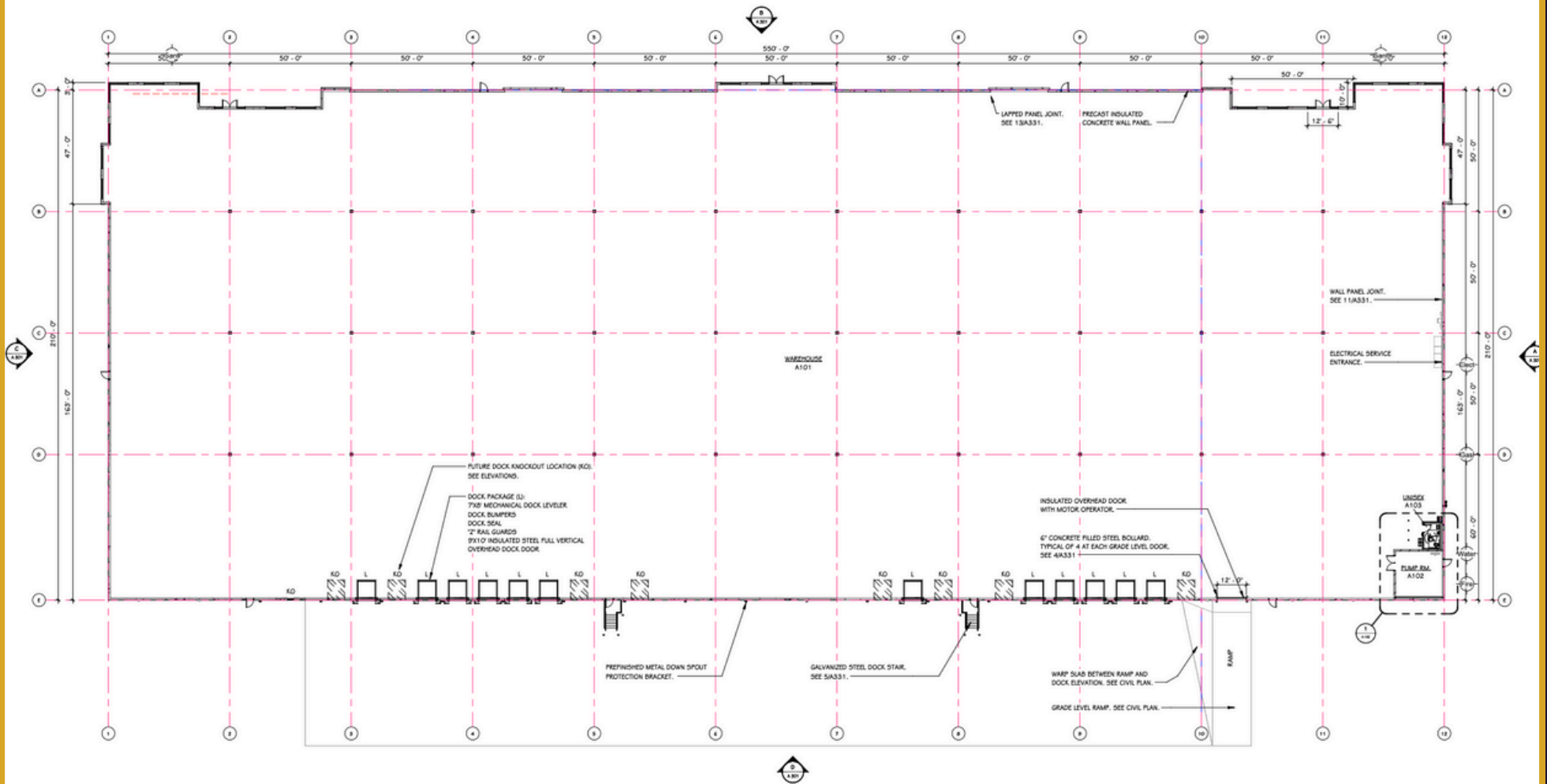
LOCATION MAP



Site Plan



Floor Plan



OVERALL FIRST FLOOR PLAN
3/16" = 1'-0"

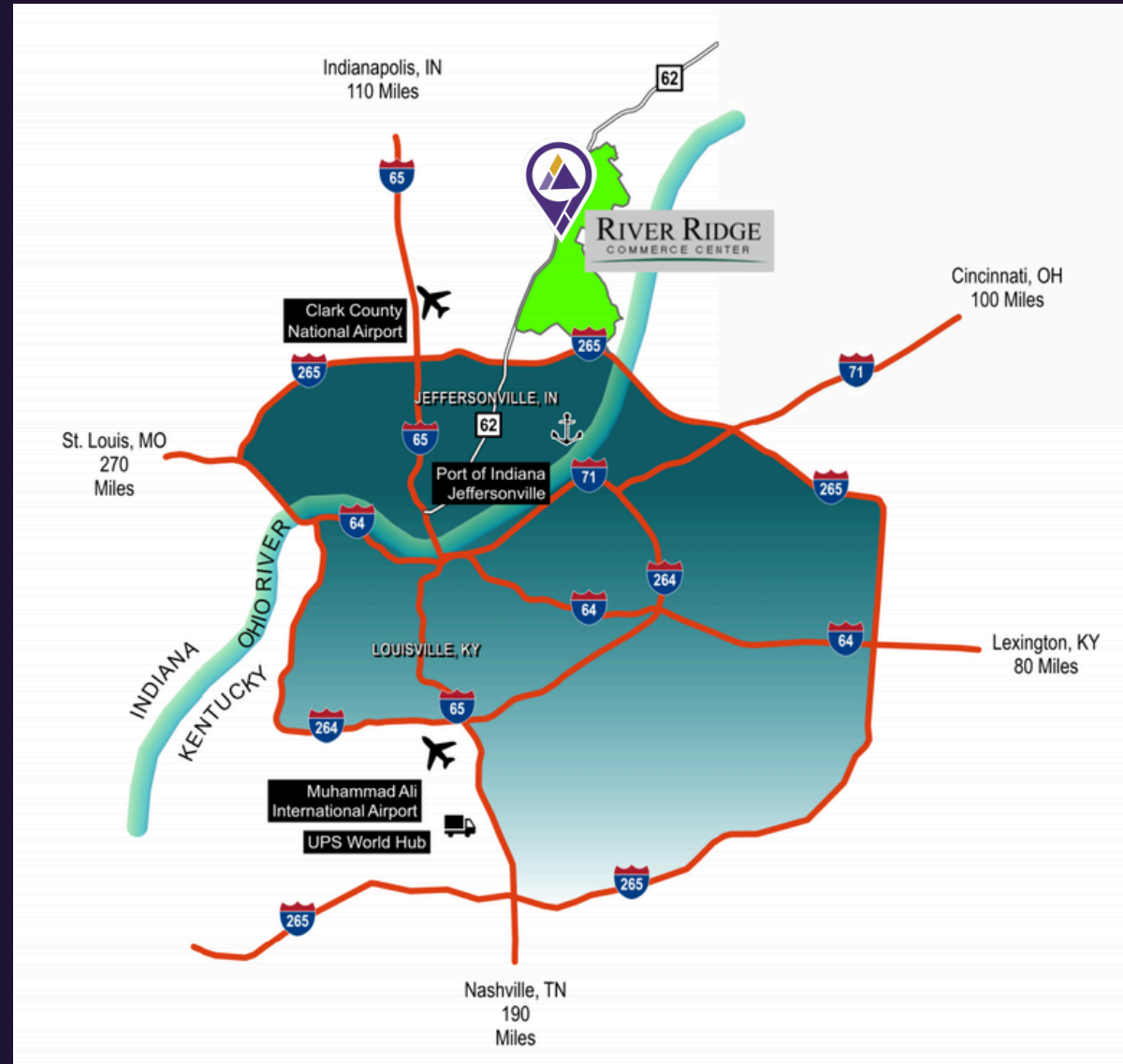
ABOUT RIVER RIDGE COMMERCE CENTER

River Ridge Commerce Center is a 6,000+/- acre industrial park home to nearly 20,000 employees and companies such as Meta, Amazon, GE, Kroger, Medline and Pharmacord. The commerce center has a \$3bn regional economic impact, and is considered one of the premier industrial parks in the country.

River Ridge Facts:

- 6,000 Acre Industrial Park
- More than 60% developed
- 20,000+/- employees
- Major employers include Meta (Facebook), Amazon, GE, Kroger, Niagra, Medline, Pharmacord & more
- \$3.04 bn regional economic impact
- 20 minute drive time from UPS Worldport/Louisville Muhammad Ali Int'l Airport

To learn more about River Ridge:
<https://www.riverridgecc.com/why-river-ridge/>



RIVER RIDGE
COMMERCE CENTER



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