LOUISVILLE LOGISTICS PARK

NEW CONSTRUCTION INDUSTRIAL OPPORTUNITY

1425 Southwestern Pkwy | Louisville, KY



UP TO 1.4 MILLION SQUARE FEET

BOYD CAT

Colliers

PROJECT HIGHLIGHTS:

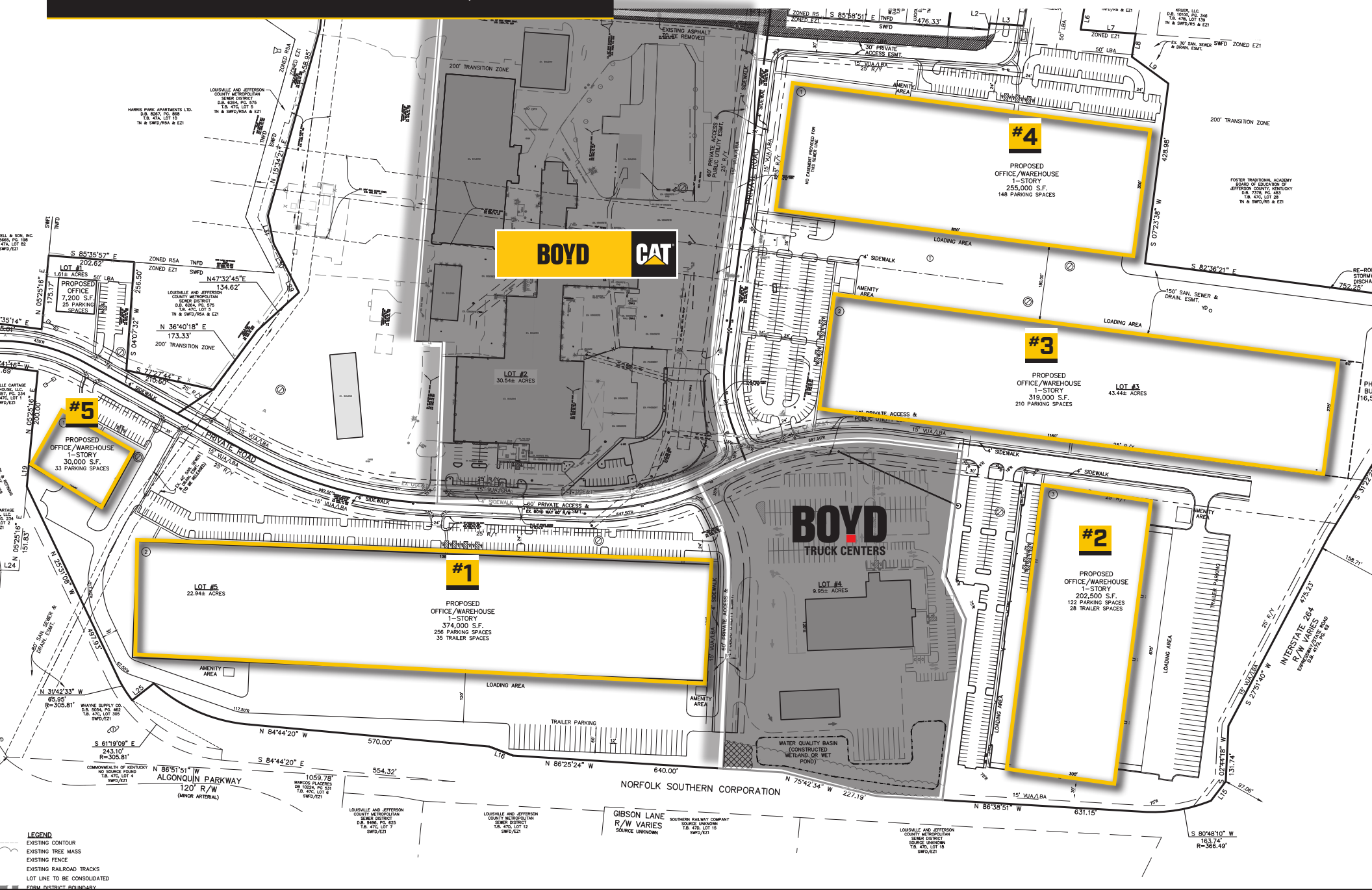
- 108+/- Acre Class A Industrial Park
- BTS Available from 30,000-374,000 SF Contiguous (1.4 million SF total)
- High Capacity Utilities
- Easy access to I-264 (Watterson Expressway)
- Flexible EZ-1 Zoning
- 8 miles to Louisville Airport
- 10 miles to UPS Worldport

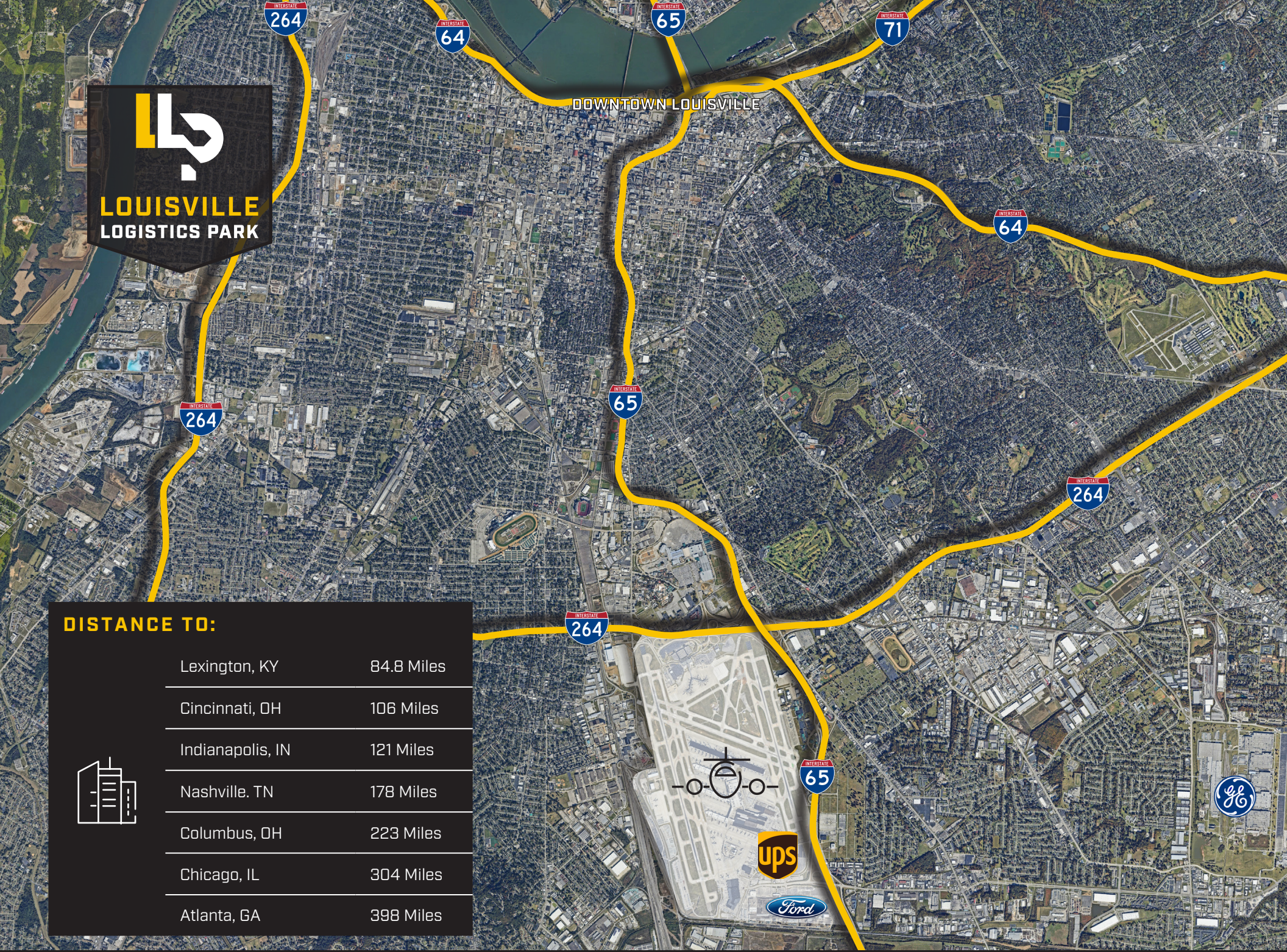



DOWNTOWN LOUISVILLE
INTERSTATE
264
INTERSTATE
264

SITE PLAN:

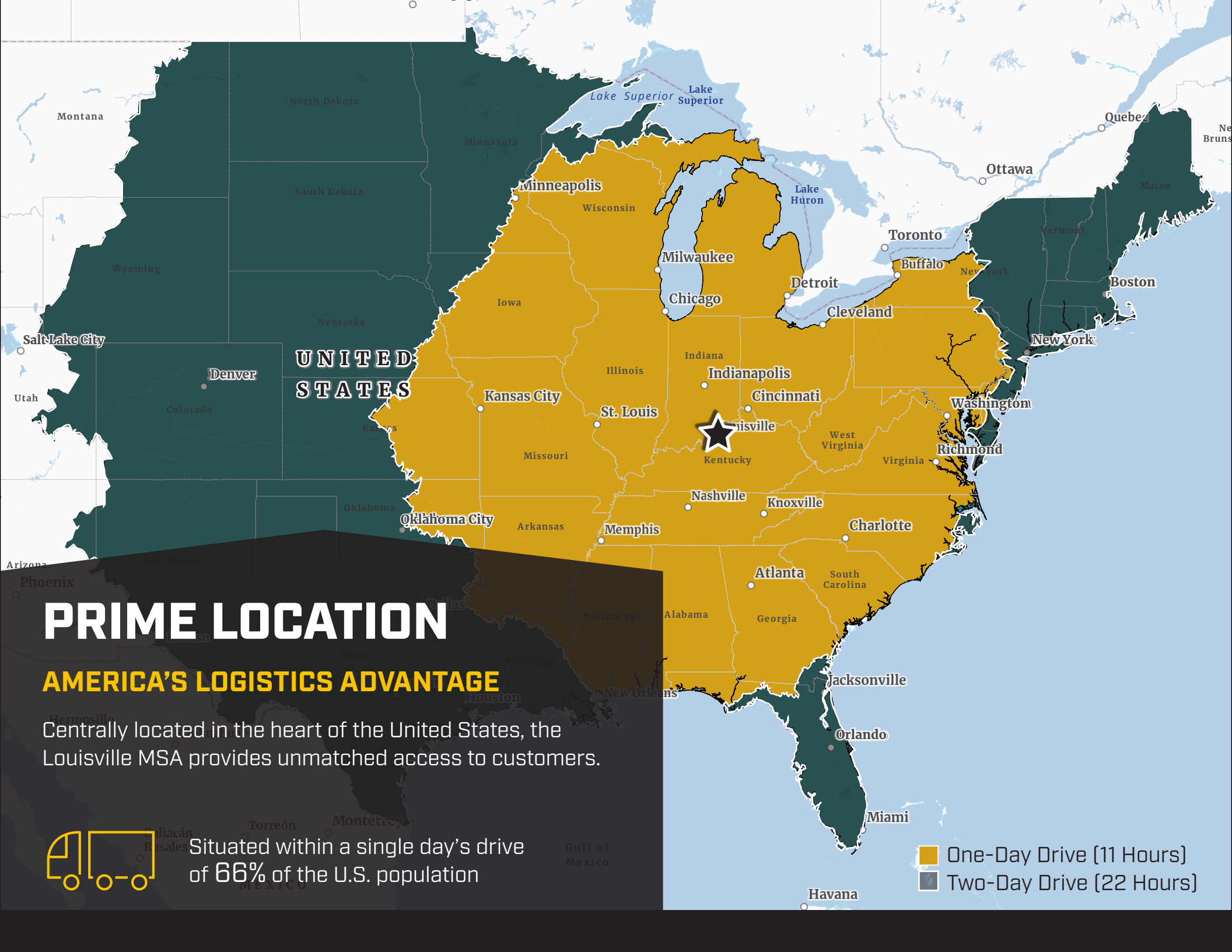
AVAILABLE SPACE 30,000 - 374,000 SF | 1.4M SF Total





DISTANCE TO:

Lexington, KY	84.8 Miles
Cincinnati, OH	106 Miles
Indianapolis, IN	121 Miles
Nashville. TN	178 Miles
Columbus, OH	223 Miles
Chicago, IL	304 Miles
Atlanta, GA	398 Miles

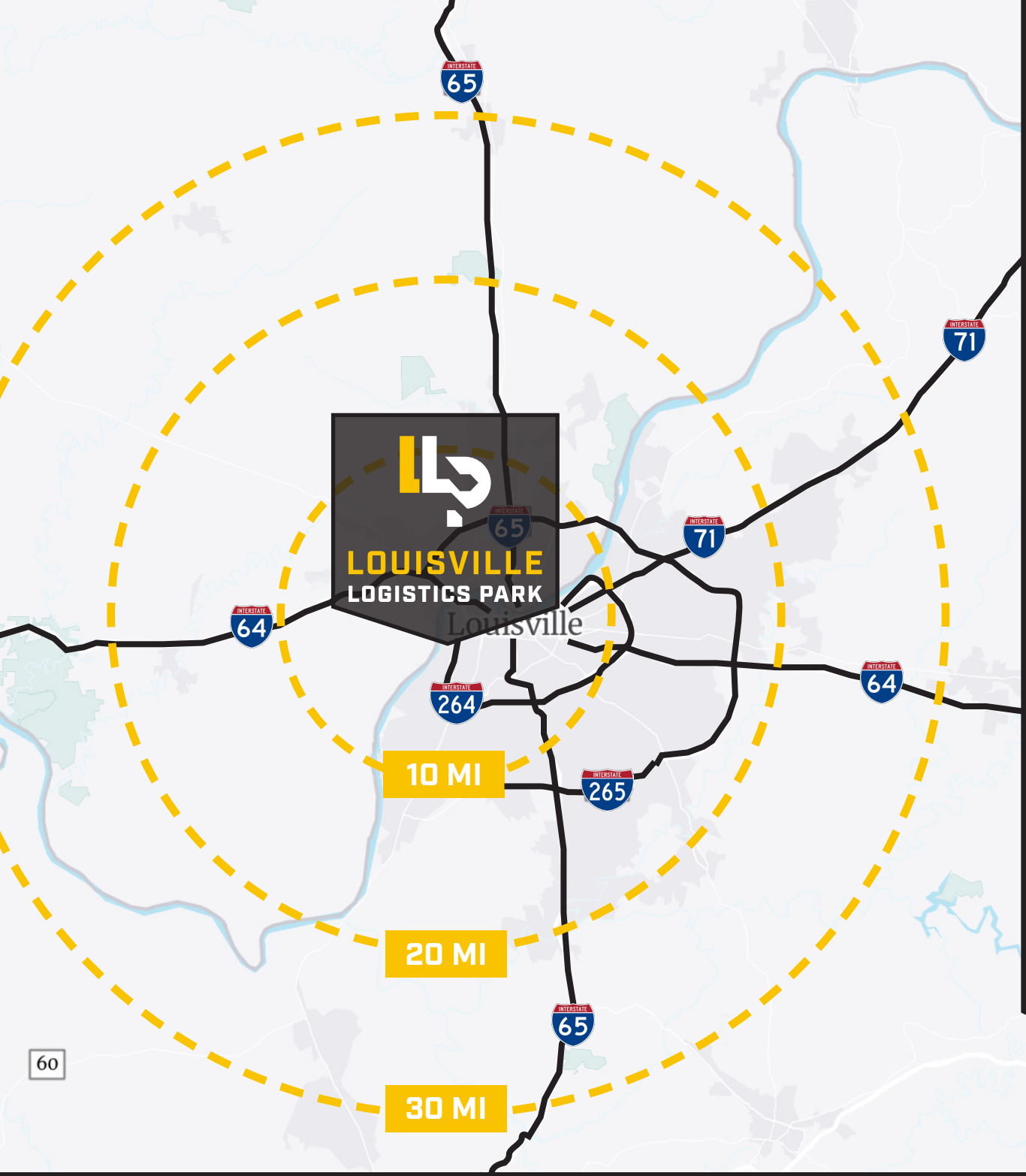


PRIME LOCATION

AMERICA'S LOGISTICS ADVANTAGE

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

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



ACCESS TO LABOR:

10 MI	261,708 2025 Total Workforce	40.8% Blue Collar Workers
20 MI	556,135 2025 Total Workforce	36.0% Blue Collar Workers
30 MI	652,043 2025 Total Workforce	36.4% Blue Collar Workers

ACCESS TO CONSUMERS:

10 MI	528,923 2025 Total Population	$81.246 Avg. HH Income
20 MI	1,095,549 2025 Total Population	$98,280 Avg. HH Income
30 MI	1,302,161 2025 Total Population	$100,147 Avg. HH Income

LOUISVILLE
LOGISTICS PARK

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