

406 LOGISTICS DRIVE

AVAILABLE
NOW

FOR LEASE | 283,903 SF AVAILABLE

406 Logistics Drive, Shelbyville, KY 40065



- Immediate access to I-64
- Proximity to the Louisville market and airport
- Access to all Midwestern markets from a centrally located and growing e-commerce hub



 **IDI Logistics**
CBRE

406 LOGISTICS DRIVE



406 Logistics Drive is situated just a half-mile from I-64 and within easy reach of Louisville, major automotive manufacturing plants, and air cargo facilities. The newly constructed Class A facility features 36-foot clear heights, ample dock capacity, LED lighting, and abundant parking, enabling flexible operations for a wide range of logistics and distribution users.

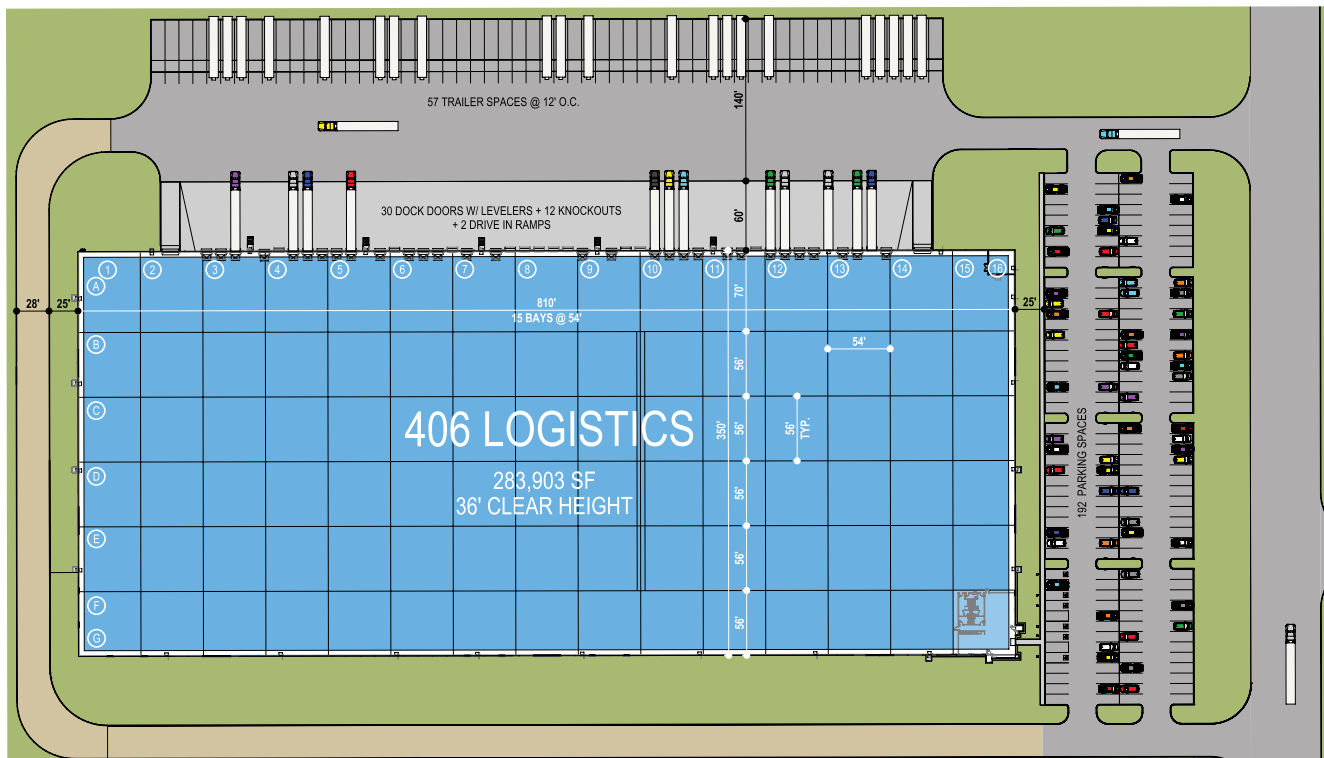


BUILDING INFORMATION

283,903 SQUARE FEET



TOTAL BUILDING:	283,903 SF
CLEAR HEIGHT:	36'
OFFICE SPACE:	2,700 SF
DOCK DOORS:	30 (9' x 10')
DRIVE-IN DOORS:	2 (14' x 16')
TRUCK COURT:	200'
AUTO PARKING:	192 spaces
TRAILER PARKING:	57 stalls
LIGHTING:	LED
SLAB:	7" unreinforced
FIRE SPRINKLER:	ESFR

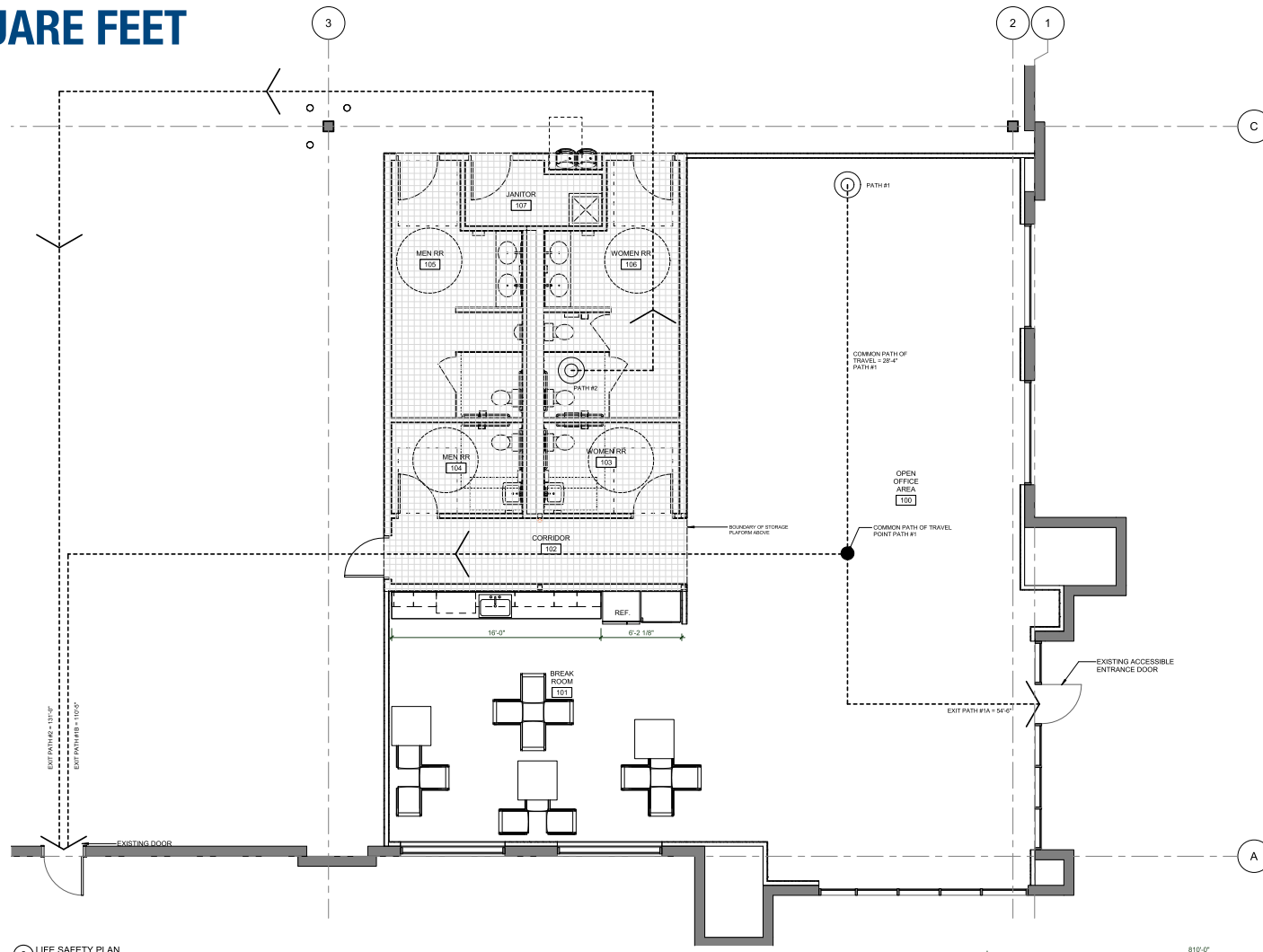


PENDING CAPITAL IMPROVEMENTS:

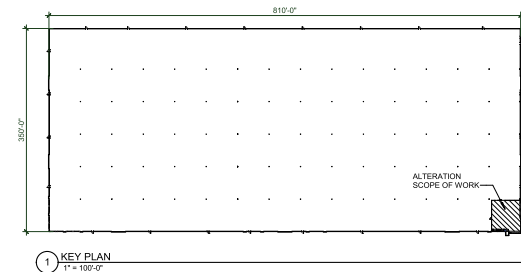
- Upgrading electrical service to 1800 amps
- Improving landscaping
- Upgrading office finishes
- Adding an awning to the front door
- Multiple site improvements

OFFICE SPACE

2,700 SQUARE FEET

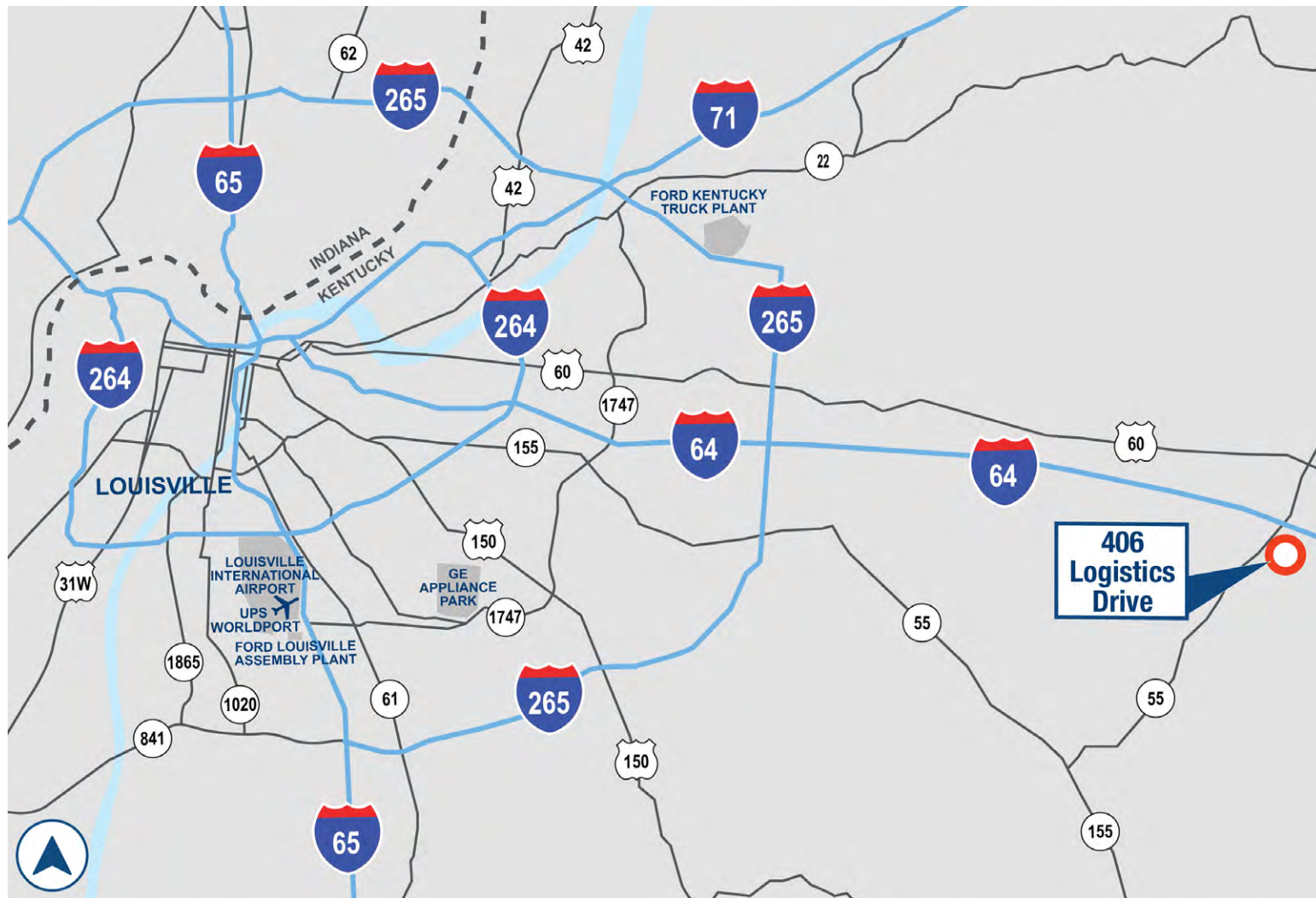


2 LIFE SAFETY PLAN
1/4" = 1'-0"



1 KEY PLAN
1" = 100'-0"

BUILDING LOCATION



DRIVING DISTANCES

METRO AREAS

Louisville	30 miles
Lexington	47 miles
Cincinnati	92 miles
Indianapolis	140 miles
Columbus	198 miles
St. Louis	288 miles

MAJOR ROADS

I-64	<1 mile
Hwy 55	<1 mile
I-265	14 miles

AIRPORT

Louisville Int'l Airport (SDF)....	30 miles
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POINTS OF INTEREST

Ford Kentucky Truck Plant.....	20 miles
GE Appliance Park	29 miles
UPS Worldport.....	31 miles
Ford Assembly Plant	31 miles

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CBRE

CBRE builds real estate solutions of the future to help our clients, professionals and business partners realize their potential. From instilling confidence in today's decisions to re-imagining tomorrow's spaces, we thrive in complex and ever-changing environments.

For more information, or to set up a tour, please contact:

Doug Butcher
+1.502.412.7641
doug.butcher@cbre.com

Alex Grove
+1.502.412.7655
alex.grove@cbre.com

IDI Logistics

IDI Logistics is a leading developer and manager of logistics real estate in the U.S. Our fully-integrated logistics platform has a long track record of speculative development, build-to-suits and value-add acquisitions.

We are dedicated to serving our customers with exceptional quality and service.

Bob Stephens
+1.513.996.6952
robert.stephens@idilogistics.com

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