

Q3 2025 Delivery

# Shadow Lake Distribution Center

STATE ROUTE 62/CRISTIANI PARKWAY | CHARLESTOWN, IN



# Location & Market Highlights

## THE GROWTH OF E-COMMERCE

- Few markets in the country have benefited from the fundamental shift to online sales and need for faster delivery times than Louisville.
- With UPS air operations headquartered in Louisville, the ability for tenants to provide last minute overnight delivery has created tremendous demand for industrial space in Louisville.
- COVID-19 accelerated e-commerce adoption over the past three years. Online sales have increased and continued to grow since 2019, with U.S. e-commerce sales reaching \$1.03 trillion in 2022, passing \$1 trillion for the first time ever.
- Louisville's historic strength in transportation industries—it is within a two-hour flight of 75% of the U.S. population and has attractive river, highway and rail links—has lured other major employers benefiting from growth in online shopping and demand for quick delivery during the pandemic



## CENTRALLY LOCATED LOGISTICS HUB

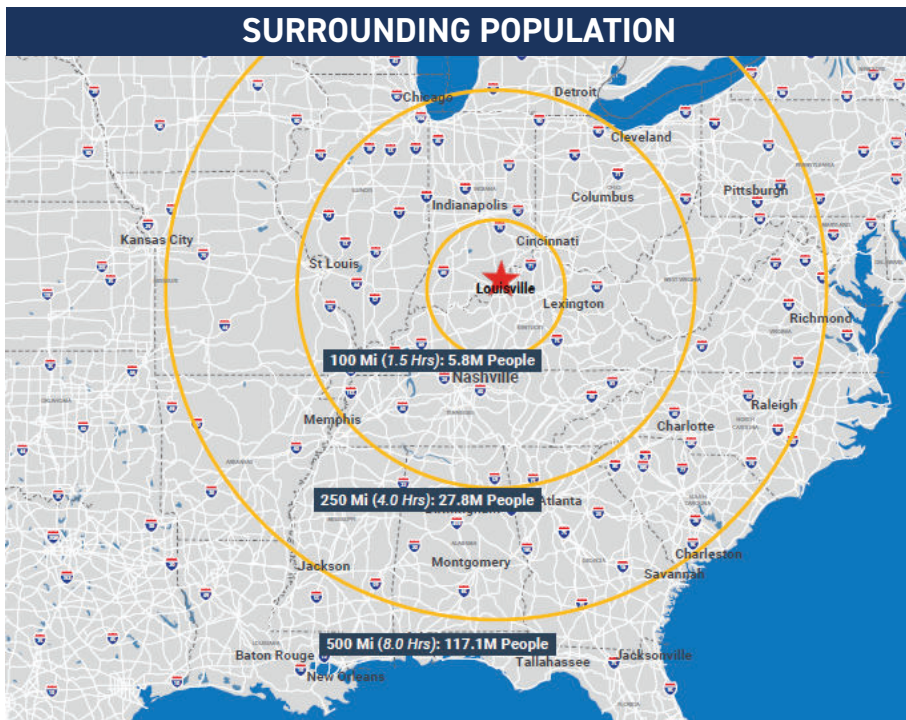
- As a centrally located logistics hub, Louisville is home to the UPS Worldport, the 6th busiest cargo airport in the world, three interstate highways, and two class-one railroads.
- Louisville's UPS Worldport allows companies located in Louisville to process late night orders for next day delivery, giving Louisville a significant advantage over competing markets.
- Seeing more than 3.9 million passengers in 2022, growth at Louisville's Muhammad Ali International Airport moved the airport to the 6th busiest air cargo airport in the world in recent rankings and 3rd in North America.
- E-commerce is increasing cargo flights at the airport, where more than 380 daily cargo flights come and go from Louisville. 2022 was the best year yet for cargo, with 6.8 million pounds passing through SDF.
- Logistics drives the Louisville market. With over 1,300 logistics companies, there are over 84,000 jobs in logistics and transportation in the region.

## THE CENTER POINT OF UPS'S WORLDWIDE AIR NETWORK

- Located at Louisville Muhammad Ali International Airport, UPS Worldport is the largest automated package handling facility in the world.
- More than 380 flights arrive and depart daily and the hub processes more than two million packages a day, increasing to more than four million during the December peak holiday shipping season.
- Worldport includes five load/unload "wings" and associated aircraft staging ramps. Additional ramp space accommodates 747-400 cargo planes.
- UPS has 4 additional US hubs in its hub-and-spoke system
  - Primary - Louisville
  - Regional - Dallas, TX, Ontario, CA, Philadelphia, PA and Rockford, IL
  - International - Cologne, Germany, Shanghai, China and Hong Kong

# Strategic Logistics Location

As e-commerce and m-commerce sales continue to grow annually by double digits, so does the demand for distribution space. A number of well-established retailers like Best Buy and Guess Inc have e-commerce operations located in Louisville. More notably, several of the larger more mature e-tailers such as Amazon/Zappos.com have multiple operations in the market alongside many of the newer, very successful, e-tailers such as Fanatics, Tech Style Fashion Group, and CaféPress.com. Louisville is consistently on the radar screen for companies looking for a competitive advantage. Being a day's drive from two thirds of the US population, the ability to process late night orders and still provide next day air delivery will continue to drive additional demand for distribution space in Louisville.



## Transportation Highlights

### AIRPORTS

Located south of Downtown Louisville and next to both the I-264 and the I-65 interstates, Louisville Muhammad Ali International Airport is strategically placed to access the city center.

The Louisville International Airport (SDF) is 6th in the world and 3rd in North America for air cargo tonnage shipped.

Over 4.2 million passengers fly to 31 nonstop destinations, along with over 5.7 billion pounds of cargo handled annually.

SDF is home to UPS Worldport - the largest fully automated package-handling facility in the world at 5.2 MSF.

### ROADWAYS & HIGHWAYS

Five interstates (I-64, I-65, I-71, I-264, and I-265) meet within the Louisville city limits; a mere six hour drive to over half of the country's population.

I-65 extends from Chicago through Louisville and down to Nashville and Birmingham.

I-64 connects St. Louis in the west to Richmond on the East Coast, allowing prospective tenants to efficiently reach customers in most of the country's major population centers.

### RIVER TRANSPORTATION

The Ohio River, which bisects Kentucky and Indiana, remains one of the country's busiest commercial waterways for shipping between the east coast and Mississippi River.

Kentucky and Indiana recently completed one of the largest transportation improvements in the nation, the \$2.3 billion Ohio River Bridges Project which included the completion of two new Ohio River bridges.

The two new bridges, Downtown Crossing and East End Crossing, have reconfigured the Kennedy Interchange (Spaghetti Junction).

### RAIL SYSTEM

Louisville has historically been a major center for railway traffic. Today, the city is served by two major freight railroads: CSX, with a major classification yard in the southern part of the metro area, and Norfolk Southern.









Five major main lines connect Louisville to the rest of the region, while two regional railroads, the Paducah and Louisville Railway and the Louisville and Indiana Railroad, also serve the city.

Kentucky railroads continue to move millions of tons of coal annually, which remains as the state's top originating traffic source. In total, the state is home to over 2,600 miles of railroad tracks.

# SHADOW LAKE DISTRIBUTION CENTER



# Location Map

-  **4.9**  
Miles to Interstate 65
-  **7.9**  
Miles to Interstate 265
-  **15.6**  
Miles to Interstate 71
-  **14.9**  
Miles to Interstate 64
-  **20.9**  
Miles to Interstate 264
-  **19**  
Miles to Ford Kentucky Truck Plant
-  **25.9**  
Miles to UPS Worldport
-  **26**  
Miles to Ford Louisville Assembly Plant



LOUISVILLE INT'L AIRPORT

PORT OF LOUISVILLE

PORT OF INDIANA

DOWNTOWN LOUISVILLE

INDIANA/KENTUCKY STATE LINE

Meta

CanadianSolar

Ryder

HYDRA

T

MEDLINE

DENSO

niagara

KENCO

autoneum

Genpak

GE APPLIANCES  
a Haier company

CLARCOR

niagara

TAYLOR COMMUNICATIONS

amazon

Saddle Creek LOGISTICS SERVICES

INTERNATIONAL DR.

HILTON DR

TENNECO

ADT Logistics

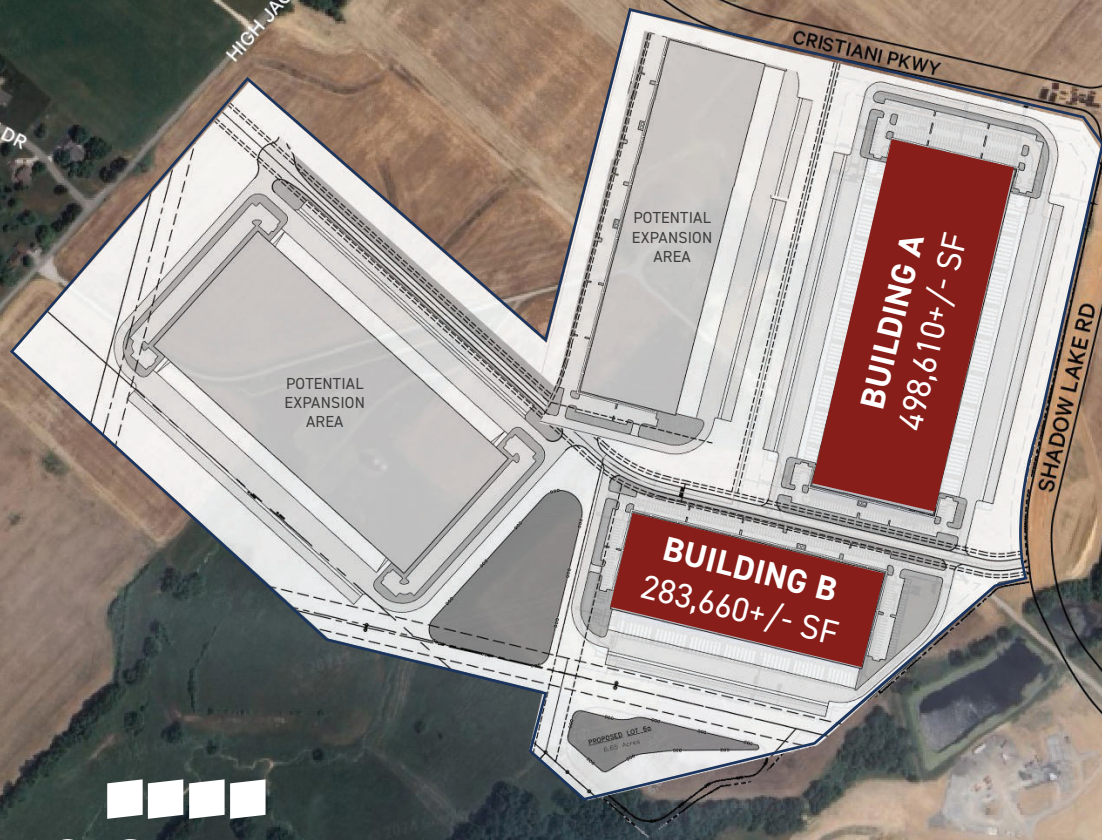
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# River Ridge Commerce Center Tenant Mix

SHADOW LAKE  
DISTRIBUTION CENTER  
↓

# Site Access



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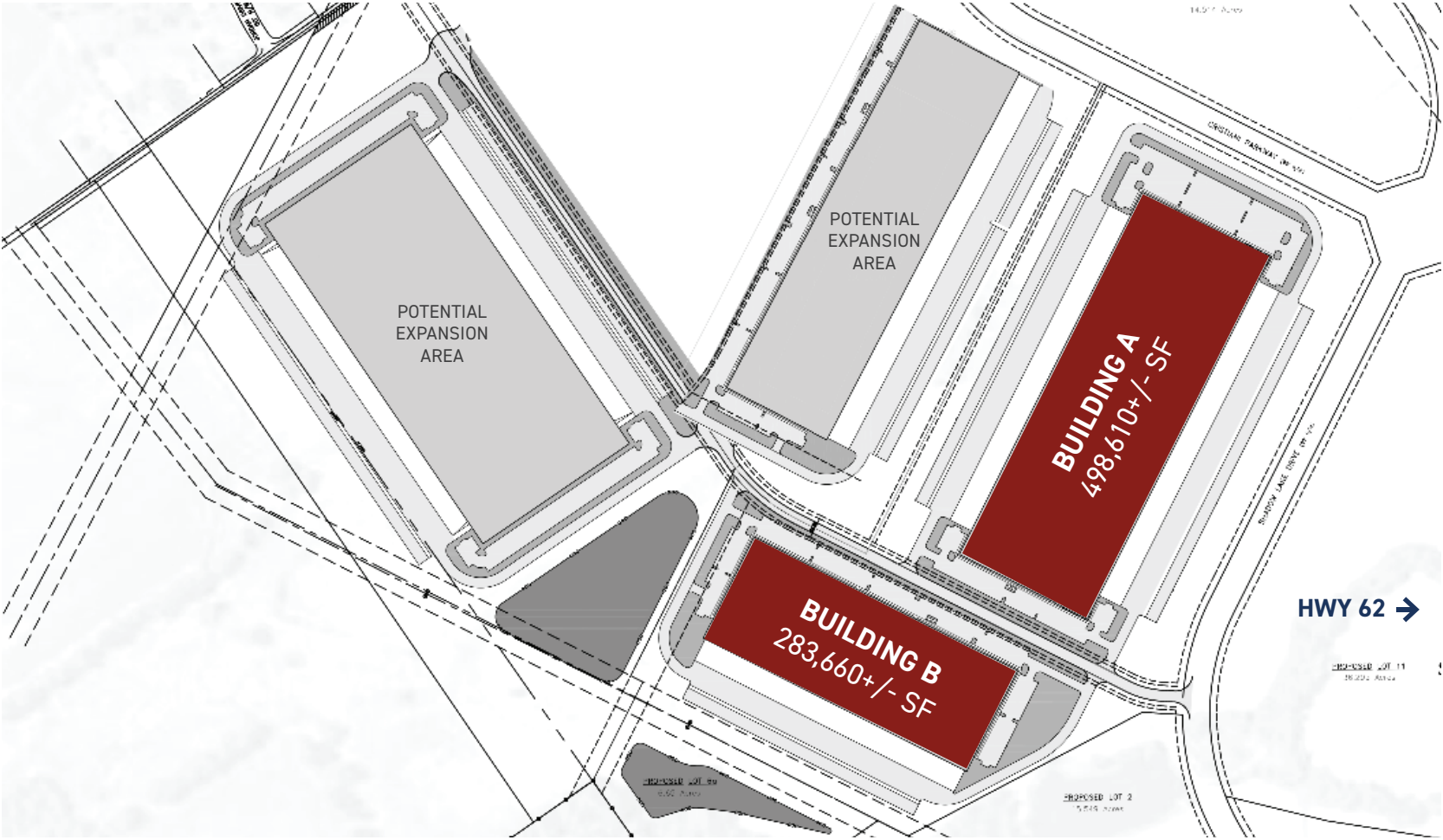
RIVER RIDGE  
COMMERCE CENTER

The Cheesecake Factory  
BTS



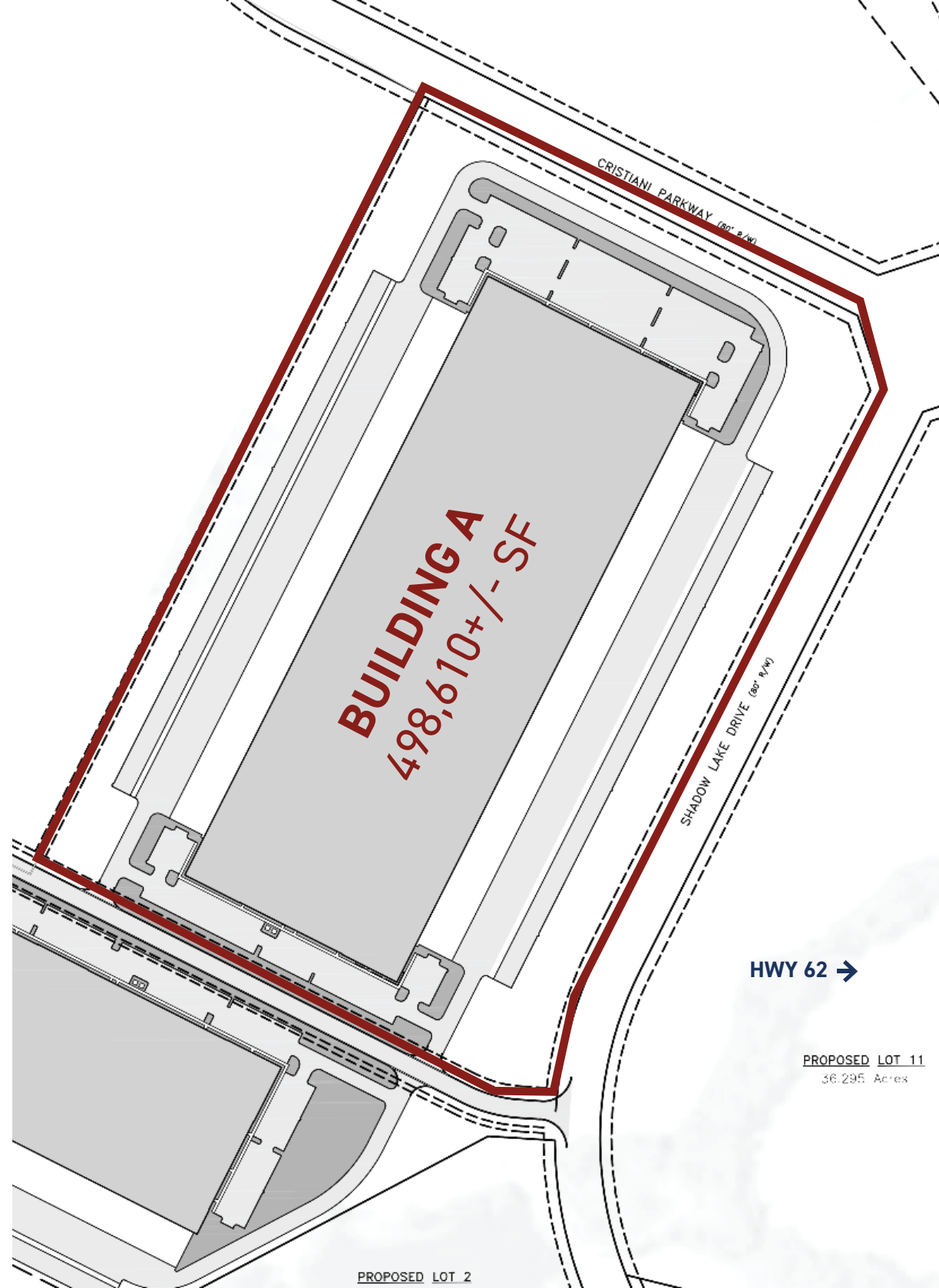
# Overall Site Plan

BUILDINGS A & B UNDER CONSTRUCTION



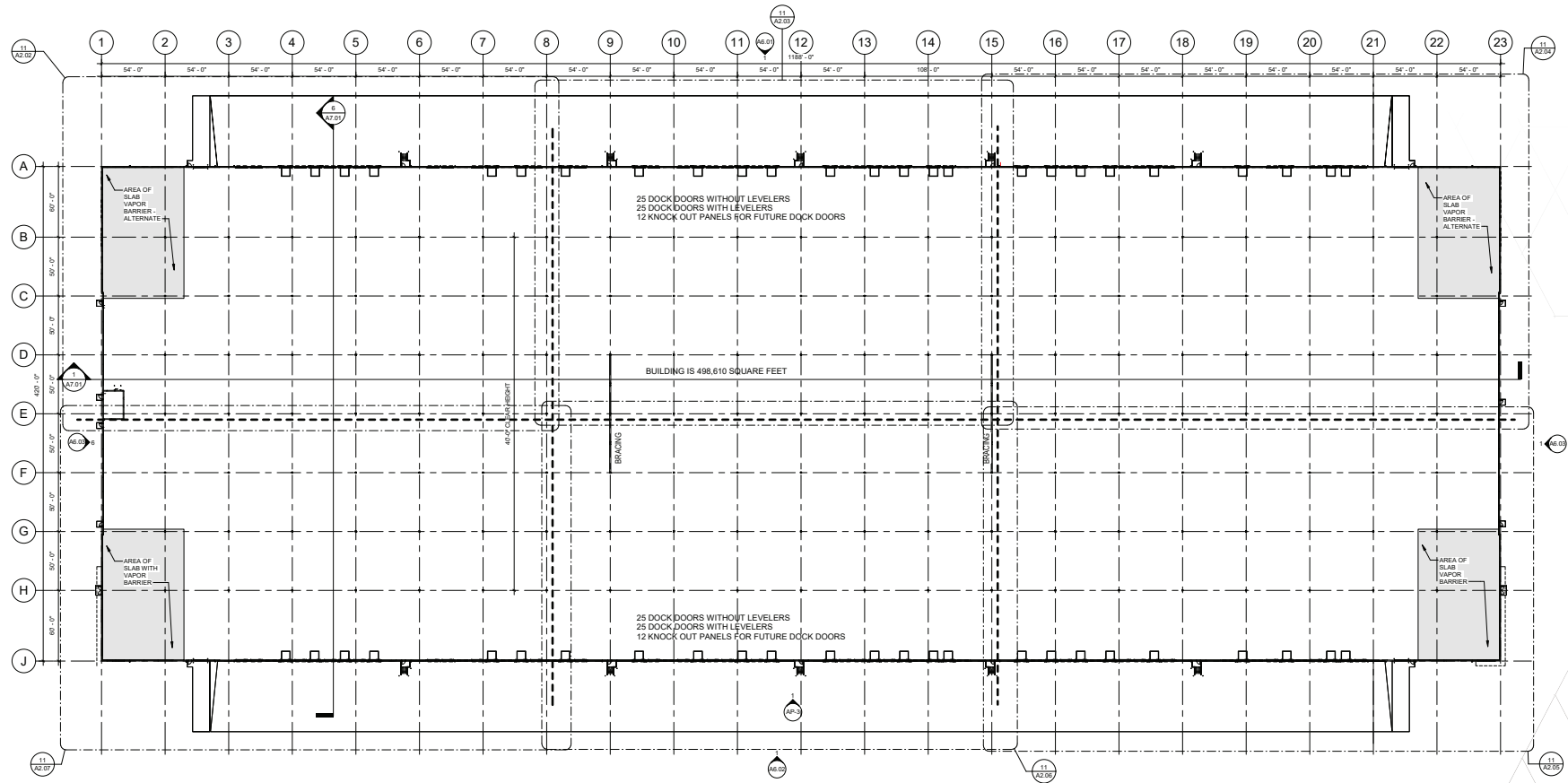
# Building A Specifications

|                   |  |
|-------------------|--|
| Building Size     | 498,610+/- SF  |
| Dimensions        | 1188' X 420'   |
| Bay Size          | 54' X 50'  |
| Speed Bay         | 60'  |
| Clear Height      | 40'  |
| Lighting          | LED  |
| Slab              | 7", unreinforced   |
| Roof              | 45 mil TPO   |
| Dock Doors        | 100 (9' X 10'), 50 with levelers   |
| Drive-In Doors    | 4 (12' X 14')  |
| Office Space      | BTS  |
| Fire Protection   | ESFR   |
| HVAC              | Roof mounted gas   |
| Electric Service  | 3,000 amp 480/277V   |
| Car Parking       | 370  |
| Trailer Parking   | 162  |
| Jurisdiction      | City of Charlestown  |
| Utility Providers | Electric: Clark County REMC<br>Water: Watson Water<br>Sewer: City of Charlestown<br>Gas: Centerpointe Energy<br>Telecom: Spectrum and AT&T available |





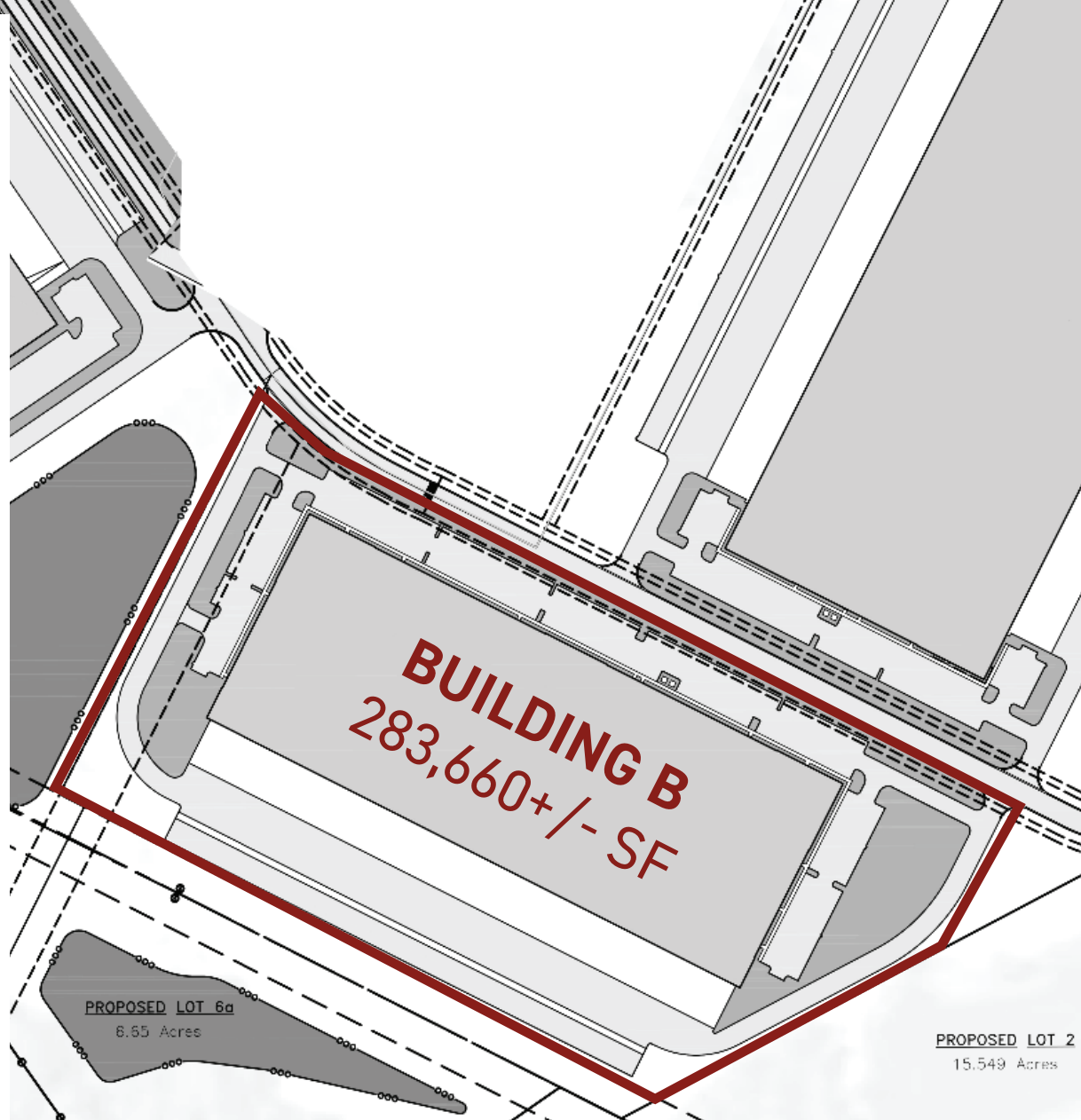
# Building A | 498,610+/- SF Crossdock Configuration Floor Plan



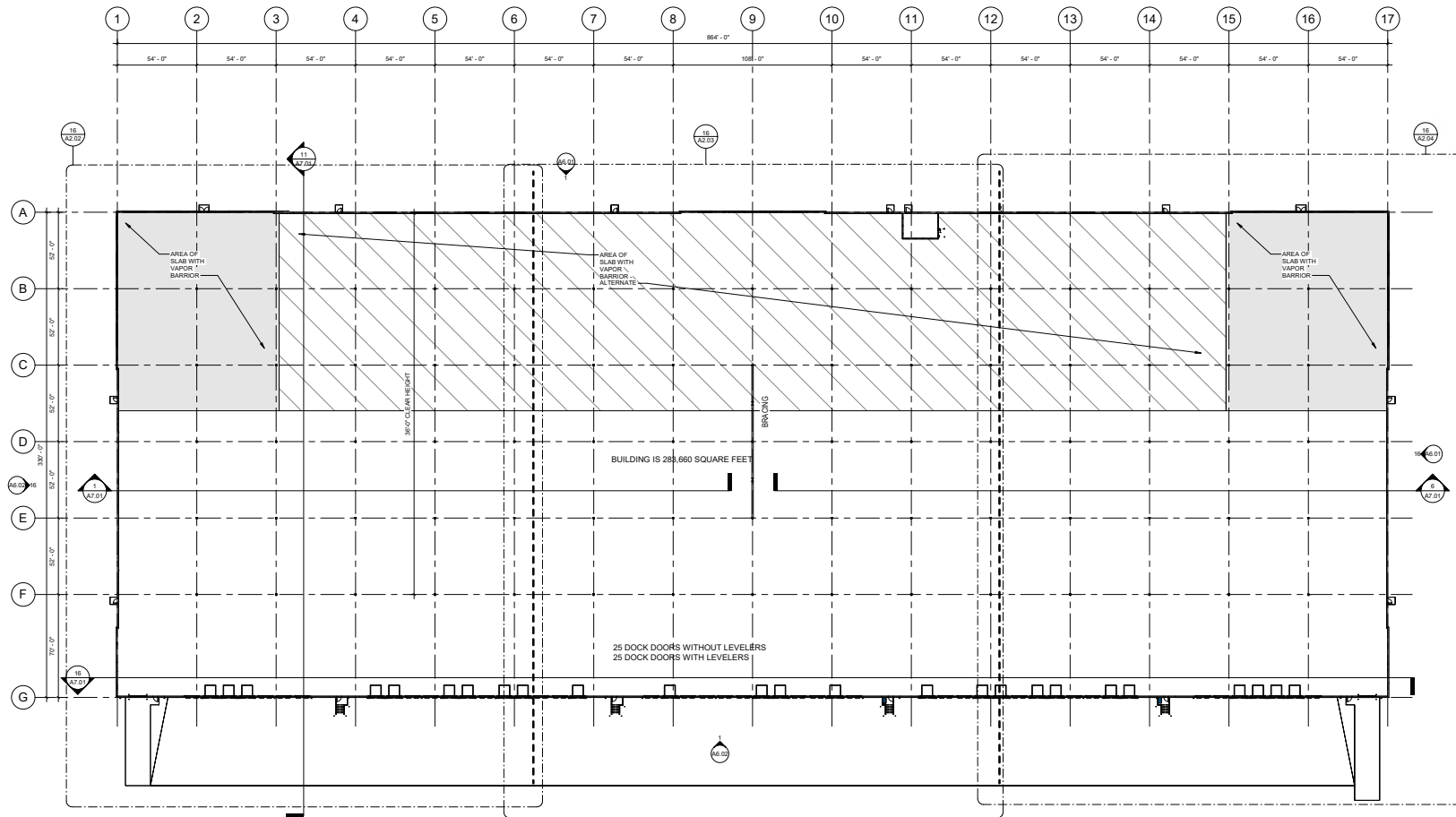
11 OVERALL FLOOR PLAN  
TRUE PLAN  
NORTH NORTH  
1" = 40'-0"

# Building B Specifications

|                   |  |
|-------------------|--|
| Building Size     | 283,660+/- SF  |
| Dimensions        | 864' X 330'  |
| Bay Size          | 54' X 52'  |
| Speed Bay         | 70'  |
| Clear Height      | 36'  |
| Lighting          | LED  |
| Slab              | 7", unreinforced   |
| Roof              | 45 mil TPO   |
| Dock Doors        | 50 (9' X 10'), 25 with levelers  |
| Drive-In Doors    | 2 (12' X 14')  |
| Office Space      | BTS  |
| Fire Protection   | ESFR   |
| HVAC              | Roof mounted gas   |
| Electric Service  | 3,000 amp 480/277V   |
| Car Parking       | 276  |
| Trailer Parking   | 60   |
| Jurisdiction      | City of Charlestown  |
| Utility Providers | Electric: Clark County REMC<br>Water: Watson Water<br>Sewer: City of Charlestown<br>Gas: Centerpointe Energy<br>Telecom: Spectrum and AT&T available |



# Building B | 283,660+/- SF Rear Load Configuration Floor Plan



11 OVERALL FLOOR PLAN  
1/32" = 1'-0"  
TRUE PLAN  
NORTH NORTH

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# Shadow Lake Distribution Center

STATE ROUTE 62/CRISTIANI PARKWAY | CHARLESTOWN, IN



  
**US CAPITAL**  
DEVELOPMENT

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**CBRE**

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