

FOR LEASE
200 LENTZ AVENUE
 Charlestown, IN 47111



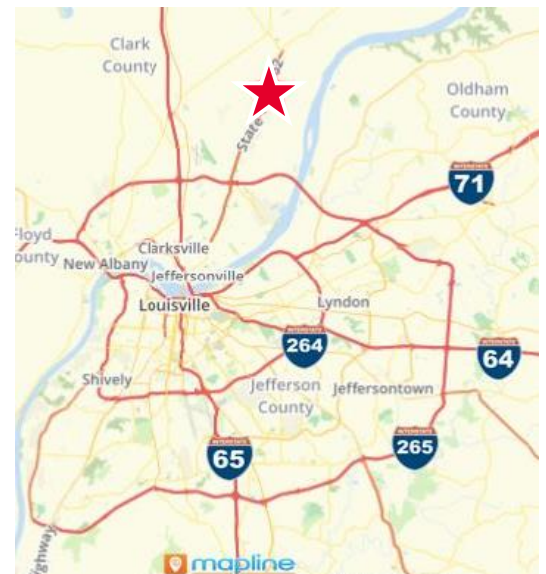
RIVER RIDGE COMMERCE CENTER



**61,700± SF TRUCK TERMINAL
 AVAILABLE FOR LEASE**

PROPERTY FEATURES

Total Building SF	61,700± SF	Distances to Major U.S. Cities	
Building Dimensions	121.5' x 507.81'	Cincinnati	96.7 mi.
Dock Doors	(59) 9' x 10'	Indianapolis	112 mi.
Drive-in Doors	(1) 12' x 14'	Nashville	187 mi.
Clear Height	20'	St. Louis	267 mi.
Lighting	LED	Chicago	295 mi.
Fire Protection System	Wet	Atlanta	433 mi.
Zoning	I-R		



For more information, please contact:

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PROPERTY FEATURES

Total Building SF	61,700± SF (Expandable)
Available SF	61,700 SF
Acres	22.97±
Building Dimensions	121.5' x 507.81'
Loading	Cross dock
Dock Doors	(59) 9'x10' with 35,000 lb. levelers and seals
Drive-In Doors	1
Clear Height	20'
Office	2,904 SF
Lighting	LED on motion sensors
Fire Protection System	Wet sprinkler
Zoning	I-R
Year Built	2016
Electric	480/277 Volt, 3-Phase
Parking	37 automobile spaces, 117 trailer spaces (Expandable)
Utility Providers	Natural Gas: Vectren Energy Electric: Duke Energy Water: River Ridge Development Authority Sewer: City of Charlestown
River Ridge Commerce Center	Located in River Ridge Commerce Center among 60+ companies comprising of logistics, manufacturing, food & beverage, automotive, and many more. River Ridge Commerce Center offers competitive financial incentives, including property tax incentives through the Urban Enterprise Zone program.

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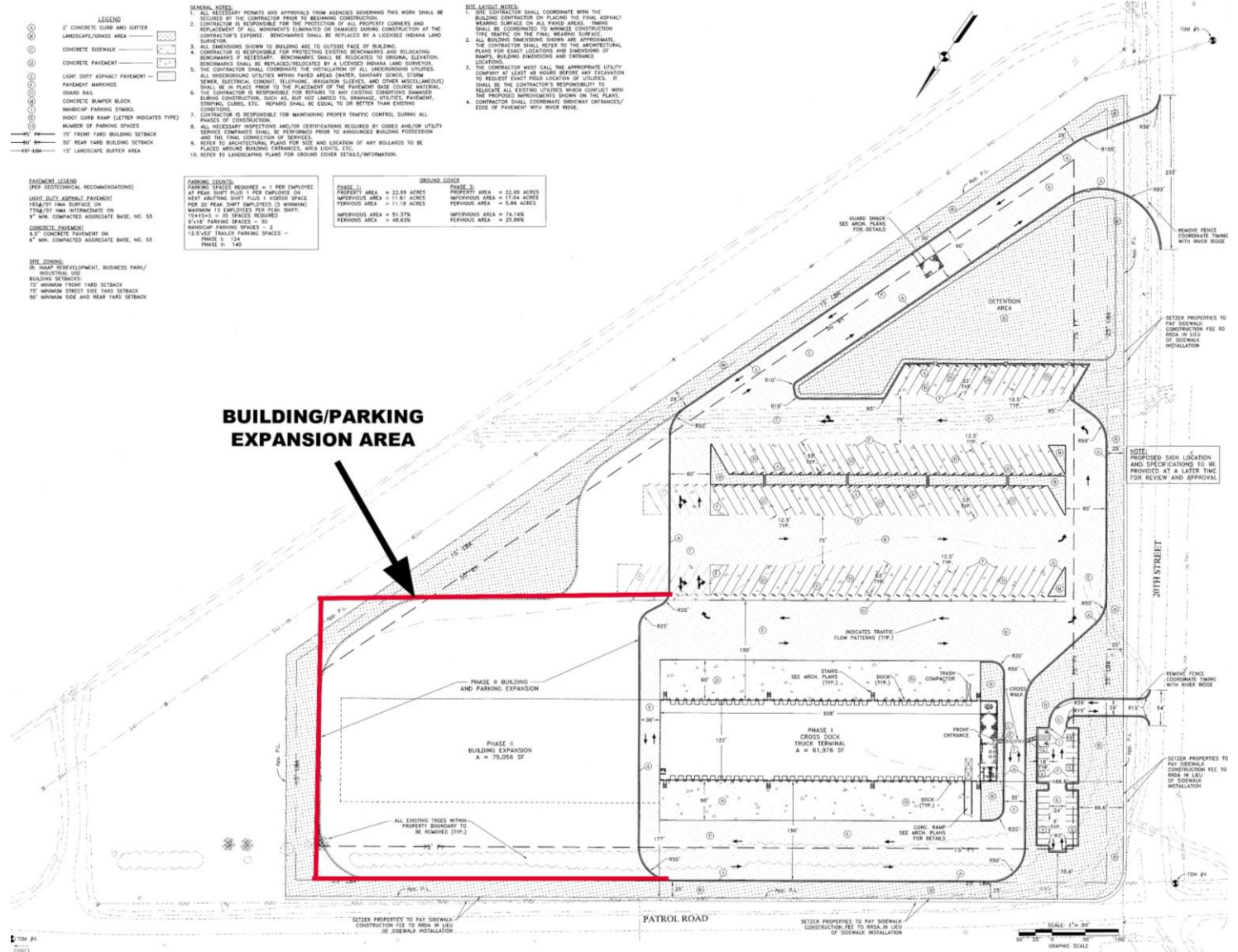
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CUSHMAN & WAKEFIELD
 Commercial Kentucky

REALTERM
 LOGISTICS



Site Plan

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Aerial



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