

200 Lentz Avenue

Charlestown, IN 47111

www.cbre.com/louisville

61,700+/- SF Available | 60 Doors



Property Highlights

- 61,700+/- square feet (expandable)
- 22.9+/- acres
- 59 (9' X 10') dock doors
- 1 (12' X 14') drive-in door
- 117 trailer parking spaces (expandable)
- 20' clear height
- LED lighting
- Wet sprinkler system
- Zoned I-R
- Contact agent for pricing

Contact Us

Kevin A. Grove, CCIM, SIOR
Executive Vice President
+1 502 412 7615
kevin.grove@cbre.com

Alex P. Grove
Associate
+1 502 412 7655
alex.grove@cbre.com

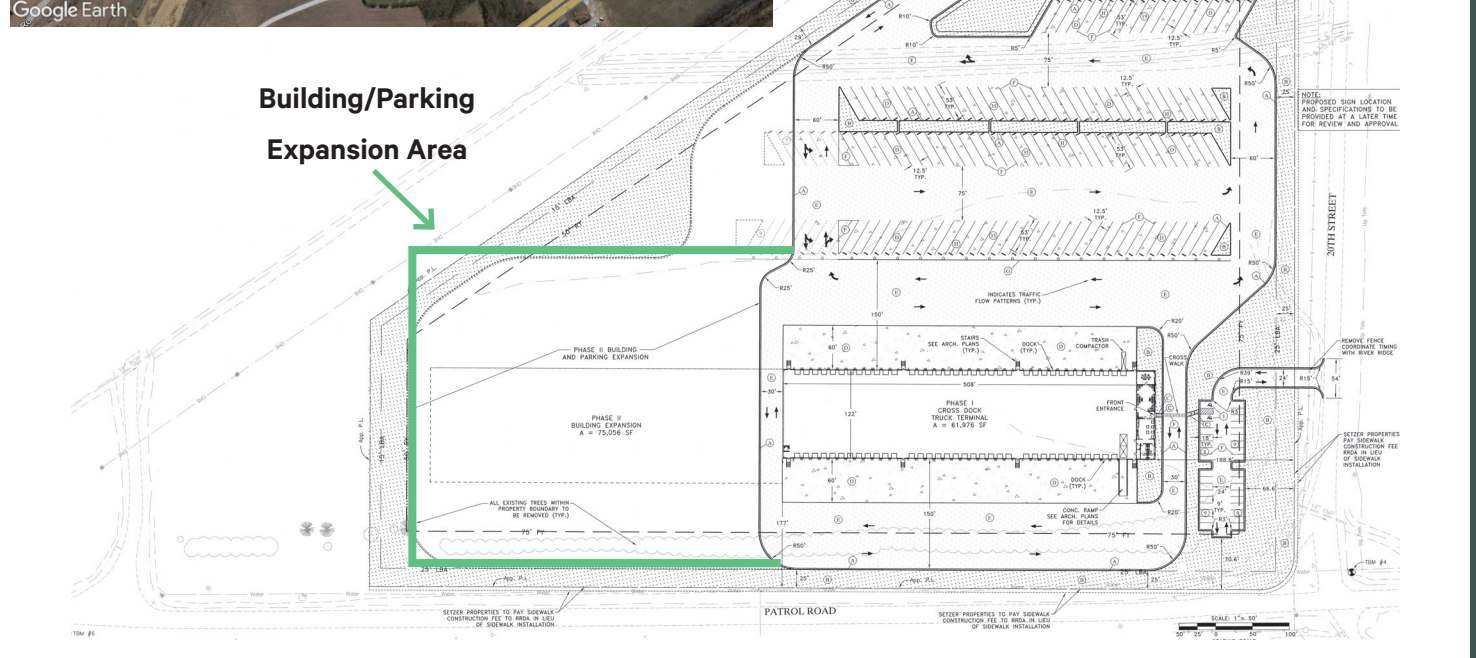
200 Lentz Avenue
Charlestown, IN

BUILDING SPECS

Available Space	61,700+/- SF (expandable)	Year Built	2016
Acres	22.97+/-	Electric	480/277 Volt, 3-Phase
Loading	Cross dock	Parking	37 automobile spaces, 117 trailer spaces (Expandable)
Dock Doors	(59) 9'x10' with 35,000 lb. levelers and seals	Utility Providers	Natural Gas: Vectren Energy Electric: Duke Energy Water: River Ridge Development Authority Sewer: City of Charlestown
Drive-In Doors	1		
Office Area	2,904+/- SF	About 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.
Lighting	LED with motion sensors		
Fire Protection	Wet sprinkler system		
Zoning	I-R		



**Building/Parking
Expansion Area**

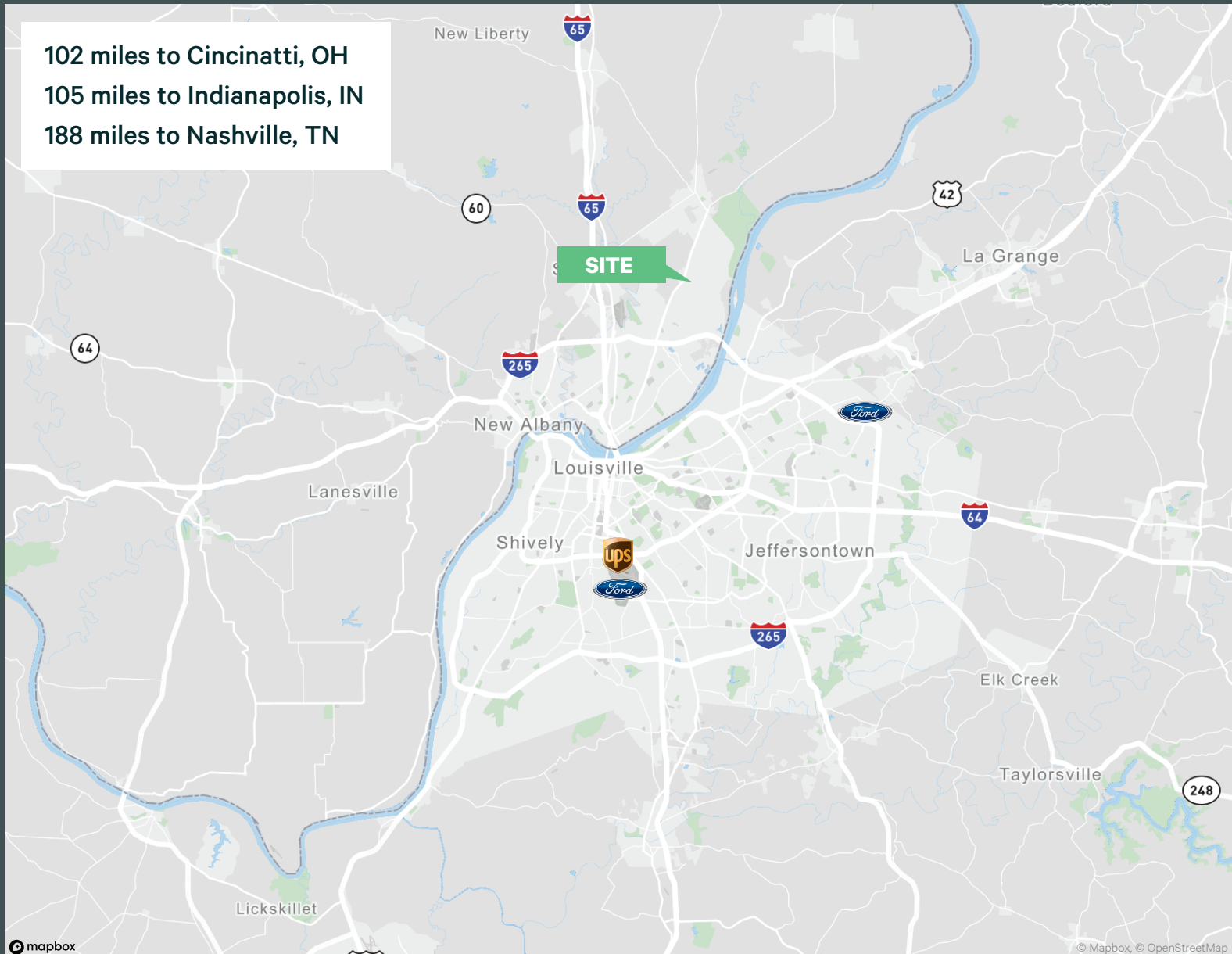


For Lease



200 Lentz Avenue
Charlestown, IN

102 miles to Cincinnati, OH
105 miles to Indianapolis, IN
188 miles to Nashville, TN



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