

# SIMPSONVILLE 64 LOGISTICS PARK

UP TO 3.3M± SF AVAILABLE

W Old Brunerstown Road  
Simpsonville, Kentucky 40067



**SIMPSONVILLE 64**  
LOGISTICS PARK

**LOGISTICS I**

270,400± SF - AUGUST DELIVERY

**LOGISTICS II**

505,440± SF - MAY DELIVERY



FOR MORE  
INFORMATION  
CONTACT

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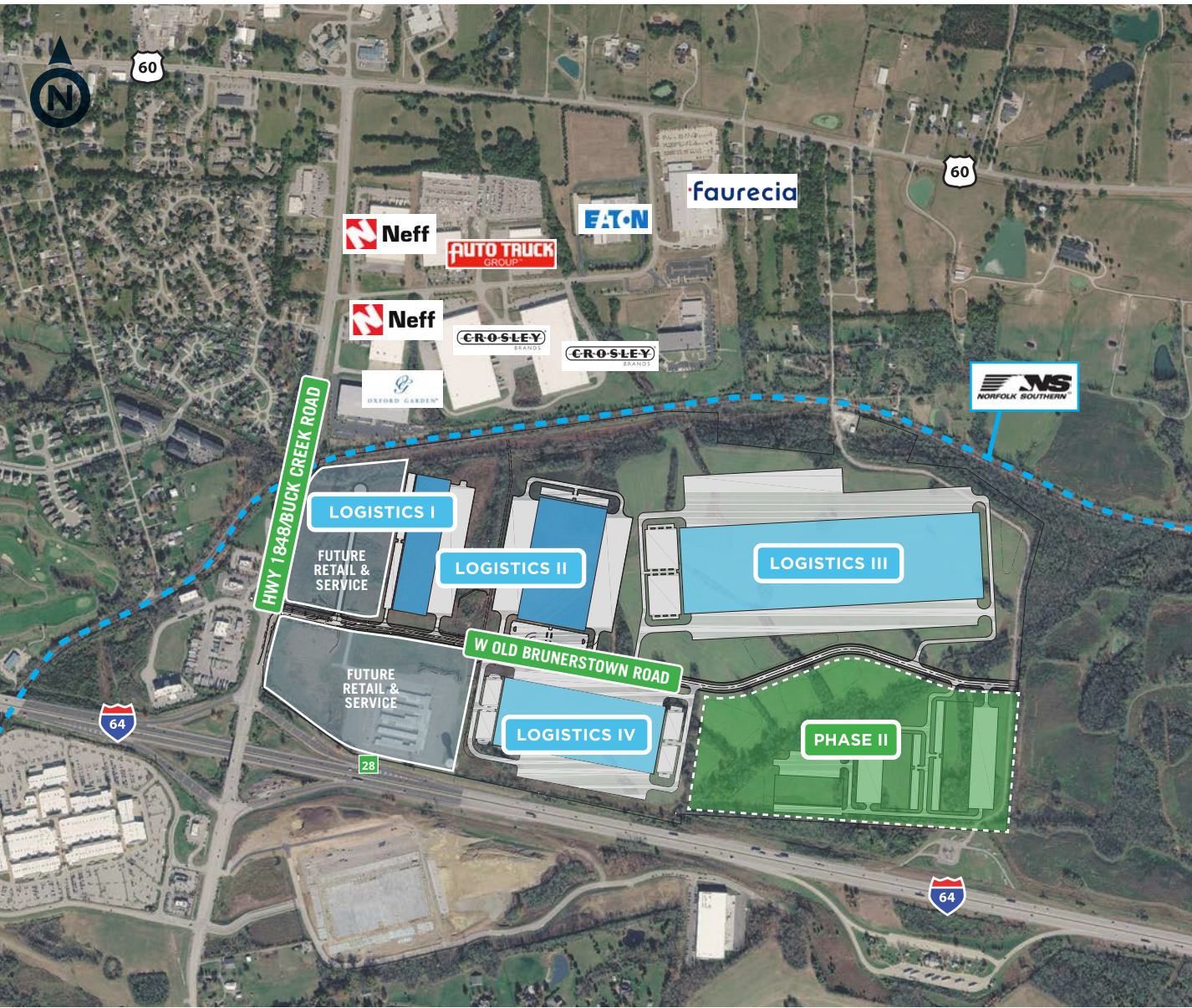


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## SITE PLAN

W Old Brunerstown Road  
Simpsonville, Kentucky 40067



Simpsonville 64 Logistics Park is strategically positioned off Interstate 64 in Shelby County, KY. This planned 3.3M± SF Class A industrial park offers both speculative and build-to-suit options, accommodating both rear-load and cross-dock configurations to meet diverse operational needs. Simpsonville 64 Logistics Park features robust infrastructure with all essential utilities readily available on-site, along with access to a labor pool of approximately 570,000 workers within a 30-mile radius.

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### LOGISTICS I

270,400 SF - Spec-to-Suit - August Delivery

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### LOGISTICS II

505,440 SF - Spec-to-Suit - May Delivery

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### LOGISTICS III

1,474,200 SF Planned

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### LOGISTICS IV

643,240 SF Planned

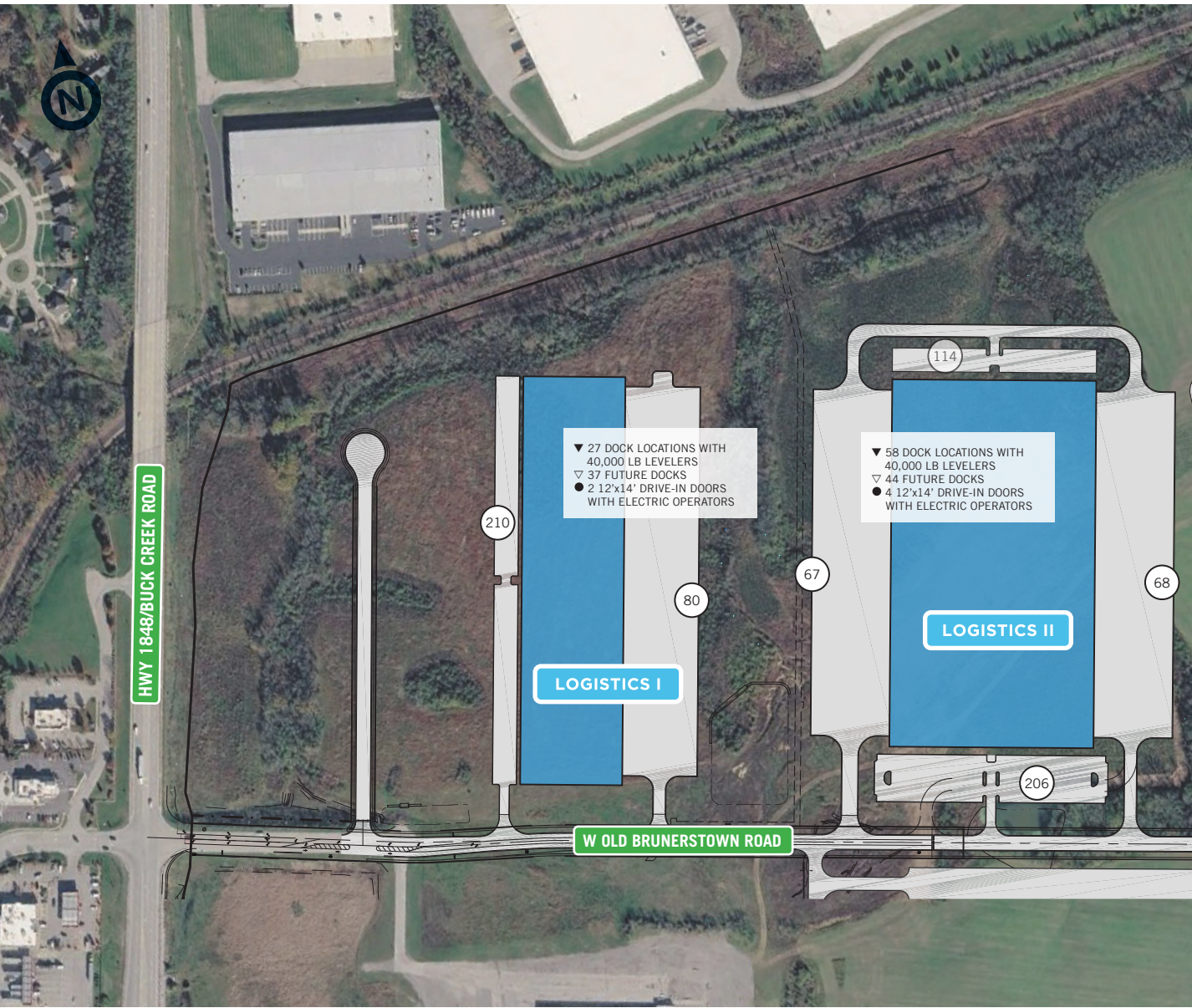
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## BUILDING SPECS

W Old Brunerstown Road  
Simpsonville, Kentucky 40067



## LOGISTICS I

<b>BUILDING SIZE</b>	270,400± SF (260' x 1,040')
<b>ORIENTATION</b>	Rear-load with 200' truck court
<b>PARKING</b>	210 auto spaces 80 trailer parking spaces
<b>DOCK DOORS</b>	27 expandable to 64
<b>DRIVE-IN DOORS</b>	2 12' x 14' with electric operators
<b>COLUMN SPACING</b>	50' x 52' with 60' speed bays
<b>CLEAR HEIGHT</b>	32'
<b>INTERIOR</b>	Office to suit, ESFR fire suppression, LED lighting
<b>BUILDING POWER</b>	2,000 Amps, 480/277

## LOGISTICS II

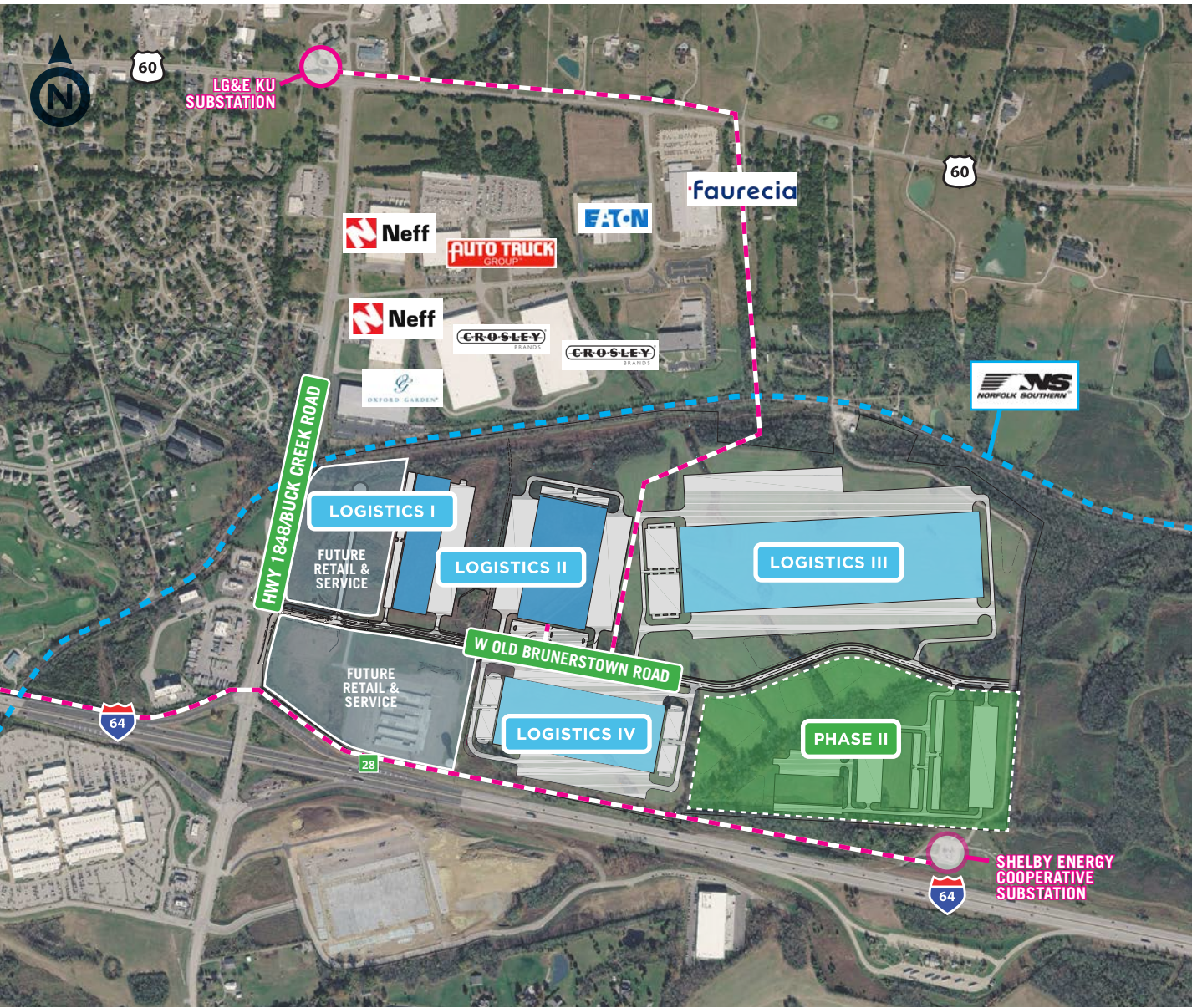
<b>BUILDING SIZE</b>	505,440± SF (520' x 972')
<b>ORIENTATION</b>	Cross dock with 200' truck courts
<b>PARKING</b>	320 auto spaces 135 trailer parking spaces
<b>DOCK DOORS</b>	58 expandable to 102
<b>DRIVE-IN DOORS</b>	4 12' x 14' with electric operators
<b>COLUMN SPACING</b>	50' x 54' with 60' speed bays
<b>CLEAR HEIGHT</b>	36'
<b>INTERIOR</b>	Office to suit, ESFR fire suppression, LED lighting
<b>BUILDING POWER</b>	4,000 Amps, 480/277

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## ELECTRICAL POWER

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Simpsonville 64 Logistics Park is supported by two trusted utility partners, **LG&E KU** and **Shelby Energy Cooperative**, ensuring dependable electric service across the park. Both utilities have a proven history of serving large industrial users and deliver reliability, competitive rates, and responsive service to ensure consistent power and efficient operations for every tenant within the park.

### LG&E KU

- Logistics II
- Logistics III

### Shelby Energy Cooperative\*:

- Logistics I
- Logistics IV
- Phase II

\*On-site substation



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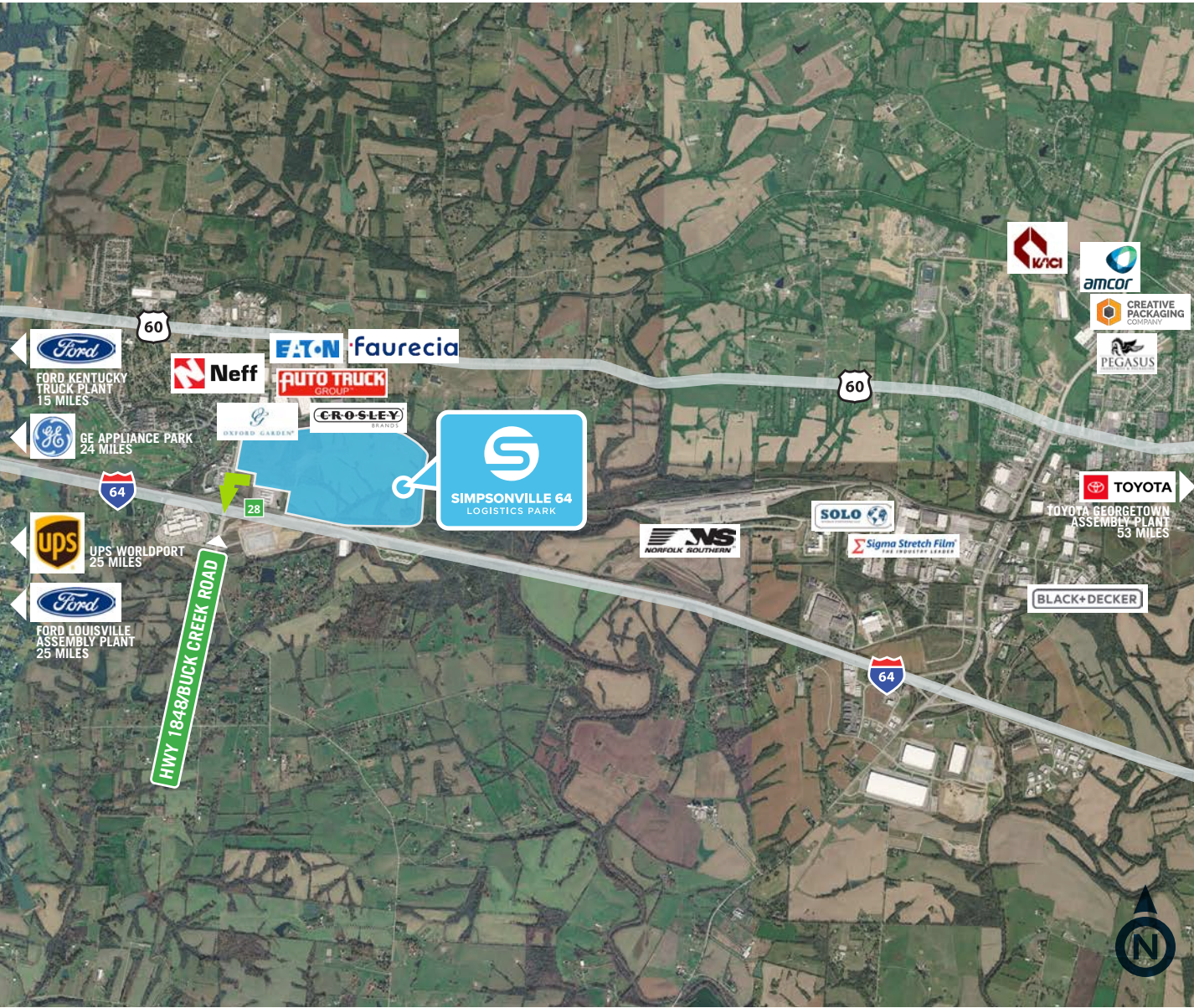


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## AREA MAP

W Old Brunerstown Road  
Simpsonville, Kentucky 40067



Simpsonville 64 Logistics Park is located in the highly desirable Louisville submarket. The park's advantageous location between Interstates 65 and 75 puts it within a day's drive of 50 percent of the U.S. population and provides convenient access to the nearby UPS Worldport, FedEx Ground, and Amazon Air Hub facility.

**0.2 MILES**

I-64 - HWY 1848/BUCK CREEK ROAD INTERCHANGE

**0.8 MILES**

US-60 INTERCHANGE

**15 MILES**

KENTUCKY FORD TRUCK PLANT

**24 MILES**

GE APPLIANCE PARK

**25 MILES**

UPS WORLDPORT

**25 MILES**

FORD LOUISVILLE ASSEMBLY PLANT

**53 MILES**

TOYOTA GEORGETOWN ASSEMBLY PLANT

**90 MILES**

AMAZON AIR HUB CINCINNATI, OH

**25 MILES**

LOUISVILLE, KY

**55 MILES**

LEXINGTON, KY



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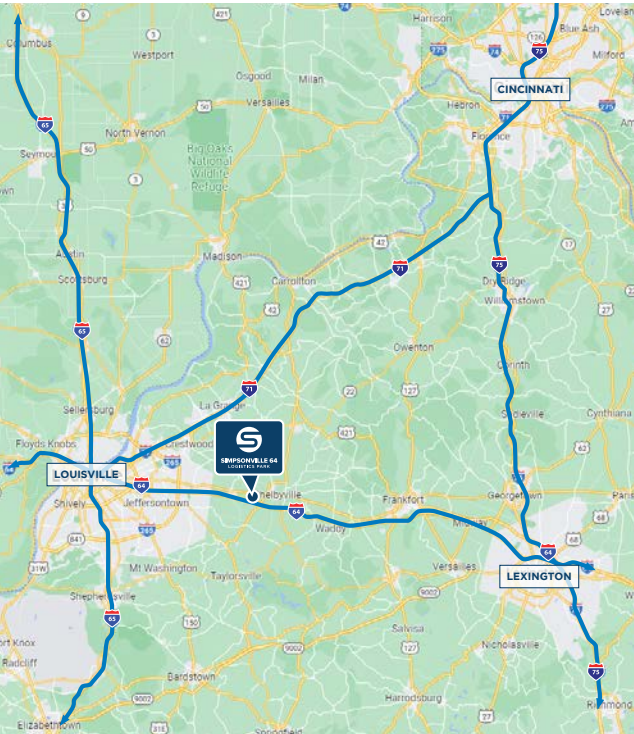
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LOCATION MAP  
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Simpsonville, Kentucky 40067

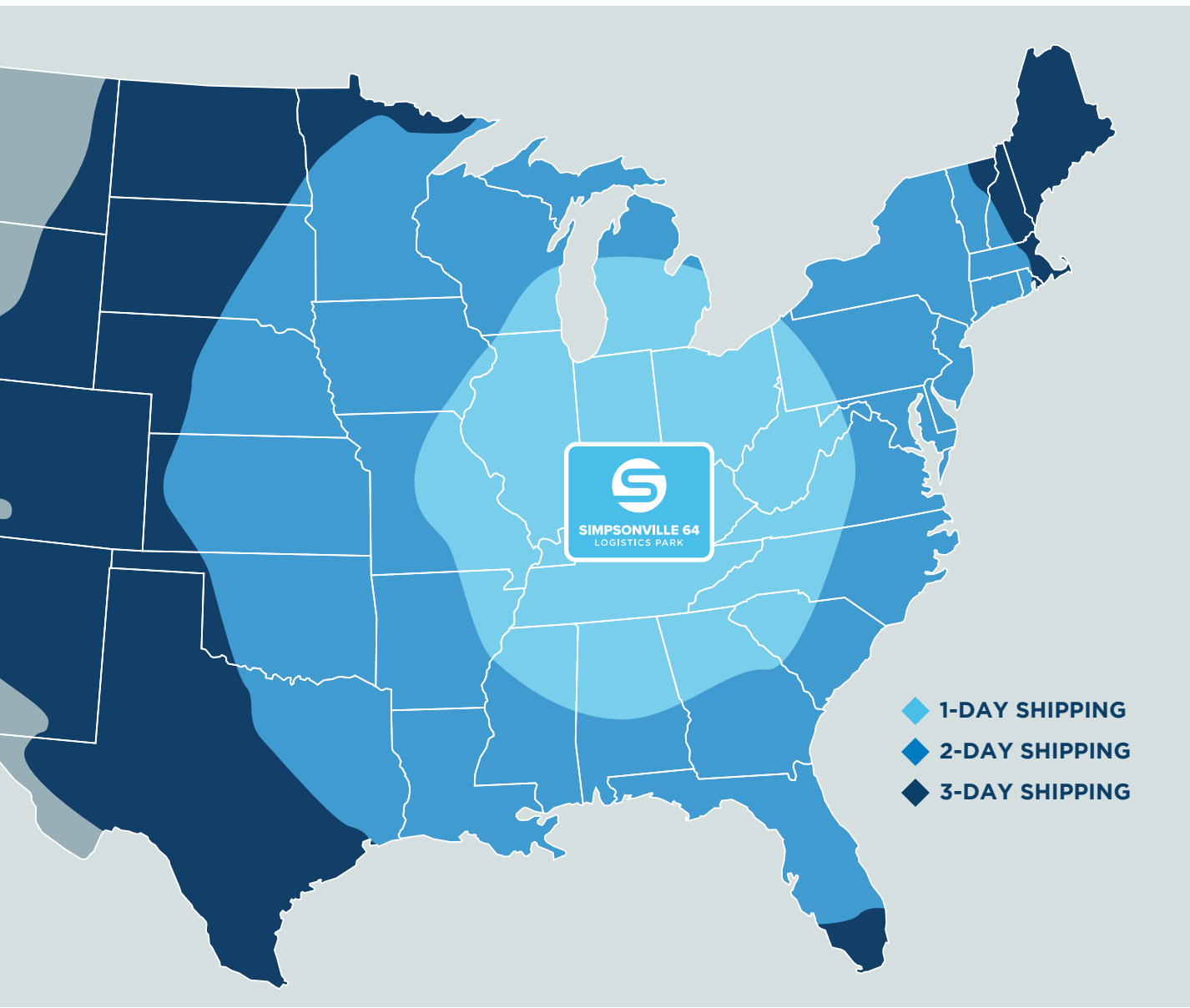


 **REACH THE WORLD TOMORROW**

# SIMPSONVILLE 64 LOGISTICS PARK

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**1-DAY**  
SHIPPING TO  
**87M**  
CONSUMERS

**2-DAY**  
SHIPPING TO  
**221M**  
CONSUMERS



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