

Confidential Offering Memorandum

325 LEWMAN WAY

Jeffersonville, IN 47130

**259,800 SF
FOR SALE**





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EXECUTIVE SUMMARY



EXECUTIVE SUMMARY

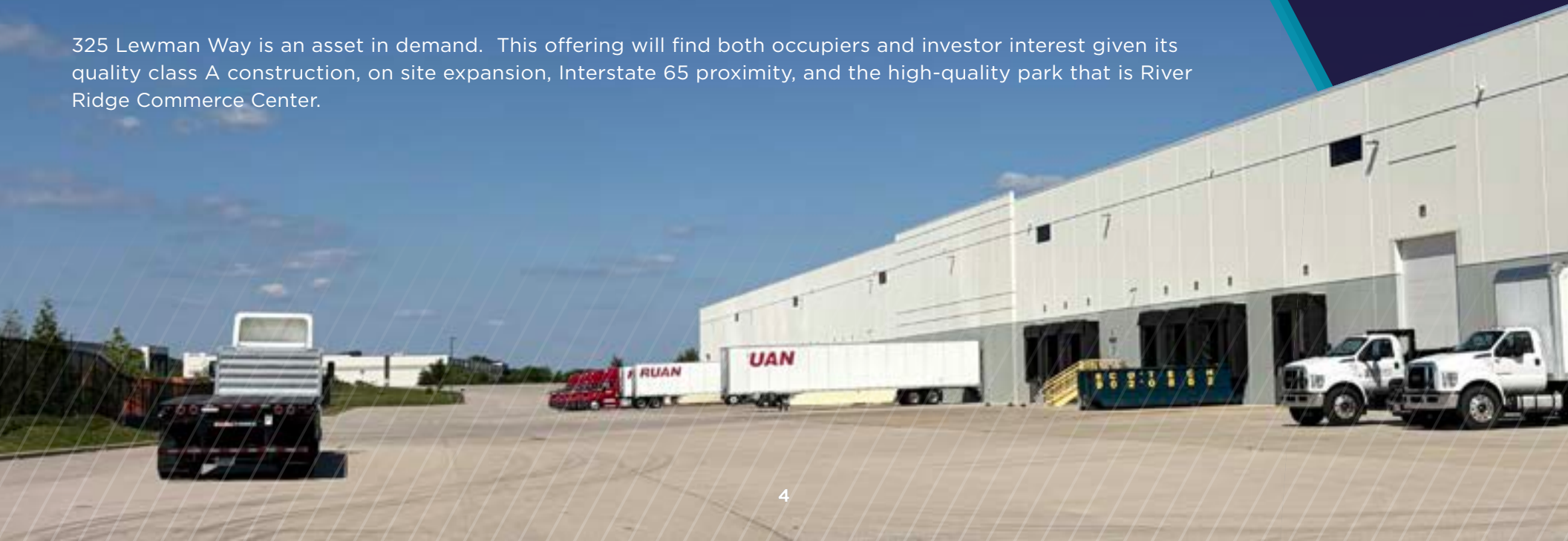
325 Lewman Way in Jeffersonville, Indiana is found in the heart of River Ridge Commerce Center within the Southern Indiana Submarket of the Louisville, Kentucky industrial market. Completed in 2022, this Class A, bulk building of 259,800 square feet on 23.04 acres has some eighty industrial neighbors in River Ridge amid a submarket total of 22,000,000 square feet of Class A product, most of which is found in River Ridge.

River Ridge Commerce Center is a 6,000 acre master-planned park serving a diverse mix of occupiers, including science and technology, food and beverage, automotive, e-commerce and logistics, healthcare, and advanced manufacturing companies. With over 1,000 acres of available sites, River Ridge will be growing for quite some time in the future.

Of the over 99,000,000 square feet of bulk product in the Louisville Market, 22% is found in Southern Indiana. Currently, of the 5 MSF of bulk product under construction in the Louisville market, 1.5 MSF is under construction in the Southern Indiana Submarket and over 1 MSF is Build to Suit bulk product.

Among all the Midwest markets, the Louisville Market is the one offering quick access to five interstates including I-65, rail transport, all major air cargo platforms including UPS' North American hub, and river transport.

325 Lewman Way is an asset in demand. This offering will find both occupiers and investor interest given its quality class A construction, on site expansion, Interstate 65 proximity, and the high-quality park that is River Ridge Commerce Center.



INVESTMENT HIGHLIGHTS



Class A building features and benefits with 2022 construction completion



Well maintained facility



On site future expansion to over 300K SF



Location offers quick access to five Interstates



Best In class location for air cargo and ground transportation shipping



Within 50 miles of a talented workforce of almost one million people



The Southern Indiana Submarket is one of the most successful, fastest growing submarkets in the Greater Louisville Market.



The State of Indiana Economic Development Corporation provides business occupiers with a comprehensive Incentive menu of tax credits, employee training and education and is number one in the Midwest for Business and Manufacturing Employment (Business Facilities) and number one in Cost of Doing Business (Area Development) and number two in Best Place to Start a Business (Forbes).



Located within River Ridge Commerce Center a Class A, mixed use business park that offers investment security given the park's world class Covenants, Conditions, and Restrictions, fostering long term investment growth. River Ridge Commerce Center is an economic engine with a diversified occupier base providing jobs in manufacturing and logistics for diversified industries. River Ridge Commerce Center continues to invest in its park, \$31 million in 2025.



Moratorium on construction of new speculative buildings within River Ridge Commerce Center

KEY PROPERTY CONSIDERATIONS



LOCATION & HIGHWAY ACCESS



EXPANSION CAPABILITIES



BUILDING QUALITY & FEATURES



NEARBY TALENTED WORKFORCE



02

**PROPERTY
DESCRIPTION**

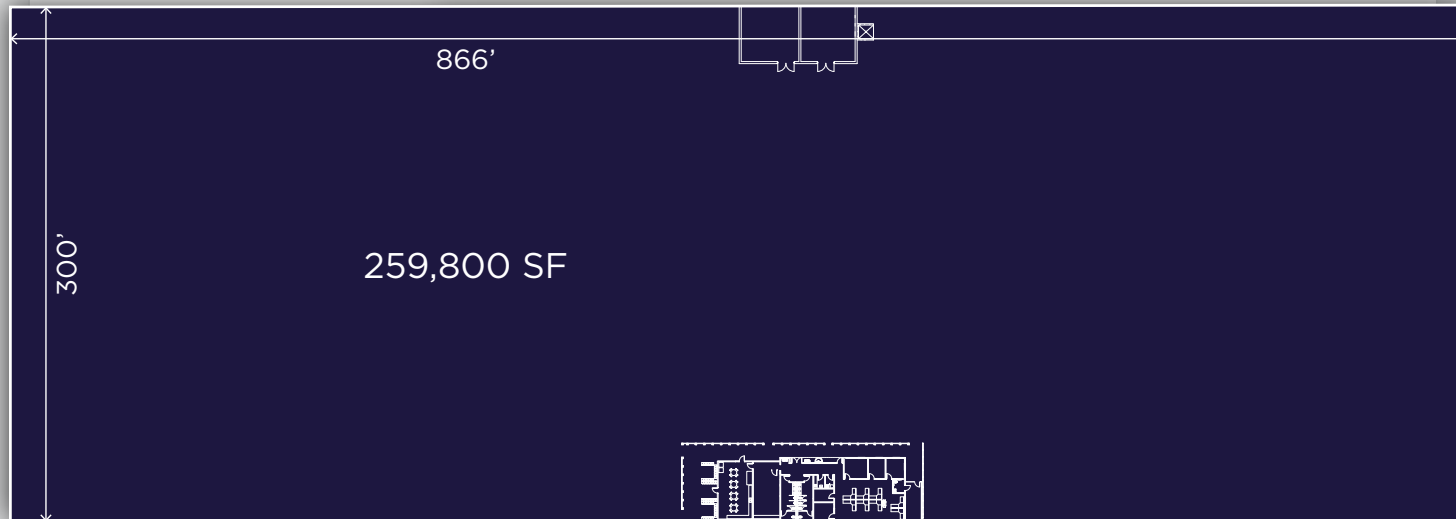
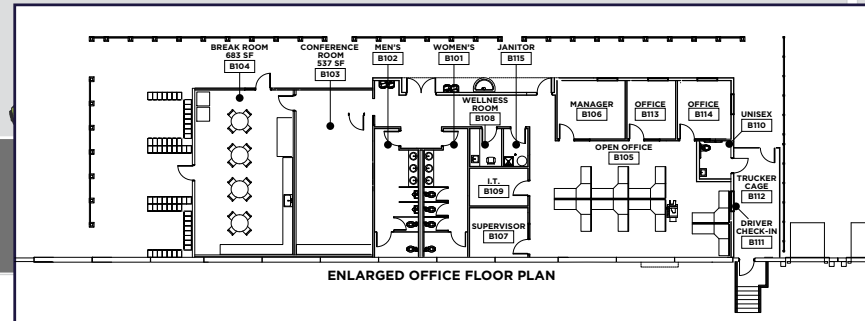
PROPERTY OVERVIEW

BUILDING SPECIFICATIONS

BUILDING SF	259,800 SF
ACREAGE	23.04 Acres
BUILDING DIMENSIONS	300' x 866'
OFFICE	4,500 SF
EXPANSION CAPABILITIES	45,900 SF
ZONING	I-R
YEAR BUILT	2022
CAR PARKING	108 Spaces
TRAILER PARKING	25 Spaces
SPRINKLER	ESFR
FLOOR THICKNESS	7" Concrete
ROOFING	60MM TPO
DOCKS	25 (9' x 10')
DRIVE-IN DOORS	2 (14' x 16')
COLUMN SPACING	50' x 54'
CLEAR HEIGHT	32'
TRUCK COURT	136'
LIGHTING	36K Lumen, Motion Activated
POWER	3,000A; 480/277V; 3 Phase



SITE PLAN



*45,900 SF expansion approved

LEWMAN COURT

LEWMAN WAY



03

LOCATION & MARKET OVERVIEW



LOCATION & MARKET OVERVIEW

The Southern Indiana Submarket contains one – fifth of our total bulk market inventory of 99,395,000 Class A square feet. Since the year 2007, two submarkets have outgrown the other five as they have had much more available land for growth, the Southern Indiana Submarket and the Bullitt County Submarket. The Southern Indiana Submarket has grown in inventory 3X since 2007. The Bullitt County Submarket has grown over 4X during the same period. Both are located along the Interstate 65 corridor, which heavily supports manufacturing and logistics. The South Submarket, which had traditionally been the fastest growing submarket given it's location at the physical center of the Louisville market, close to Interstate 65, Louisville Muhammad Ali International Airport, and United Parcel Services' North American Hub, Worldport, has grown only 2X because it is vacant land restricted. In the future, it is likely the Southern Indiana Submarket has the greatest opportunity for growth of all the Louisville Submarkets as it has the largest amount of developable acreage and has both Interstate 65 access as well as Interstate 64 access.

Indicators suggest that Interstate 65 is the fifth busiest interstate in the United States. Its commercial freight is dominated by automotive parts and is a primary distribution point for logistics hubs such as Indianapolis, Nashville, Birmingham, Louisville and Atlanta to the East and Memphis and its FedEx Superhub to the West.

Worldport is the world's largest express cargo hub which makes Louisville the center of the world. Package sorting at Worldport totals 2.5 million tons of air cargo annually. From Worldport, aircraft can reach 95% of the United States population in four hours.

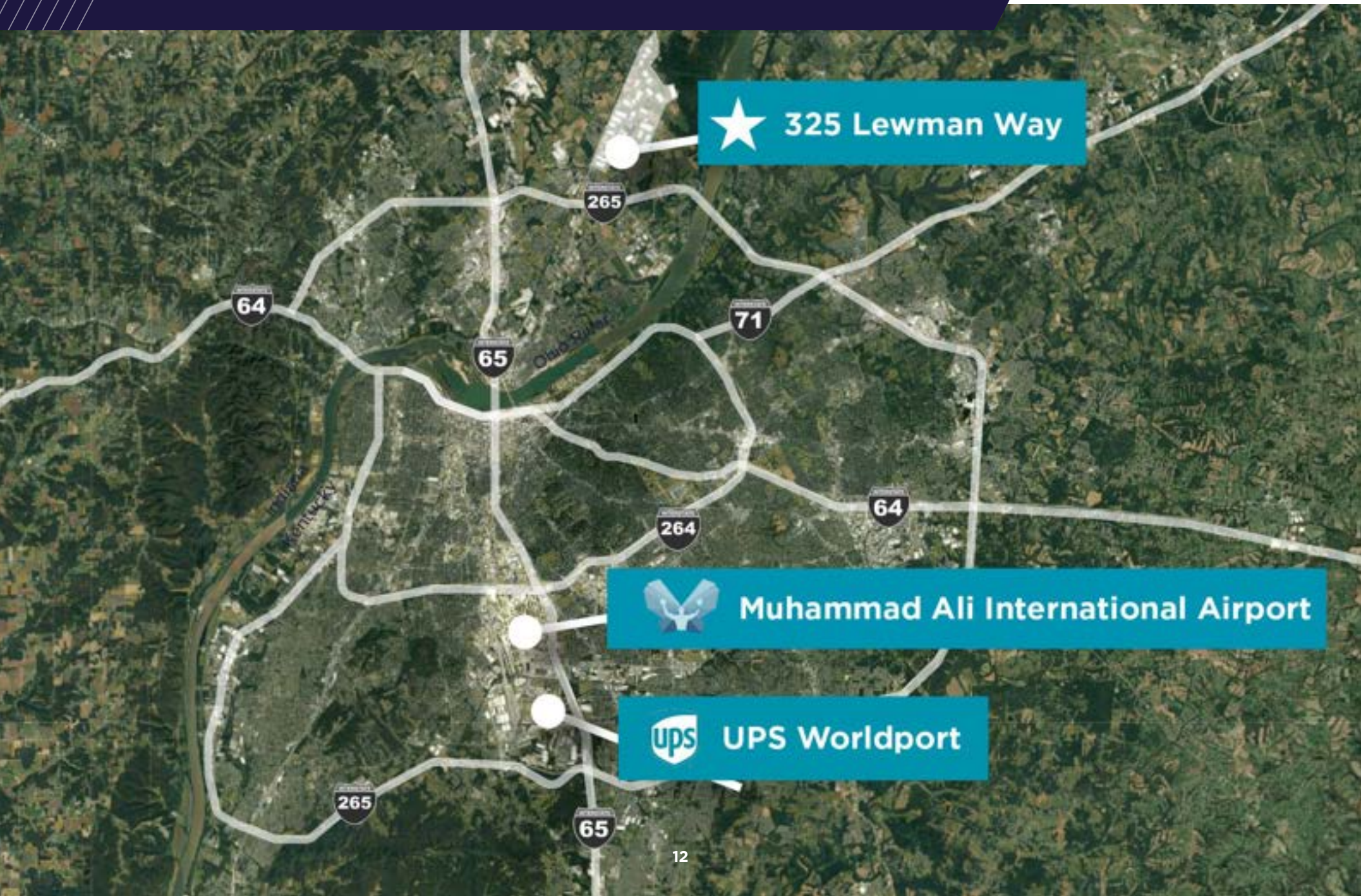
Louisville's location is nothing short of incredible and its Southern Indiana Submarket is the key to its future growth.



LOUISVILLE SUBMARKETS



PROXIMITY TO AIR CARGO



325 Lewman Way



Muhammad Ali International Airport



UPS Worldport



AERIAL MAP



20.9 MILES
to UPS Worldport/SDF



2.8 MILES
to I-265



7.5 MILES
to I-65



8.2 MILES
to I-71



14.3 MILES
to I-64

MARKET SNAPSHOT

SOUTHERN INDIANA BULK AVAILABILITIES FROM 200,000 SF - 299,000 SF

ADDRESS	AVAILABLE SF	ASKING RATE ±	OPEX ±
8102 High Jackson Road	283,660	\$7.25	\$1.30
300 Logistics Avenue	251,150	\$7.25	\$1.00
295 Paul Garrett Avenue	236,324	\$7.95	\$1.30
331 Logistics Avenue	211,969	\$7.25	\$1.30
1150 Patrol Road	200,000	\$7.50	\$1.26
TOTAL: 1,183,103		AVERAGE: \$7.44	AVERAGE: \$1.23



NEIGHBORING OCCUPIERS





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