



342,720 +/- SF Available
(Divisible)
Q3 2025 Delivery

LogistiCenter[®] at Airport West

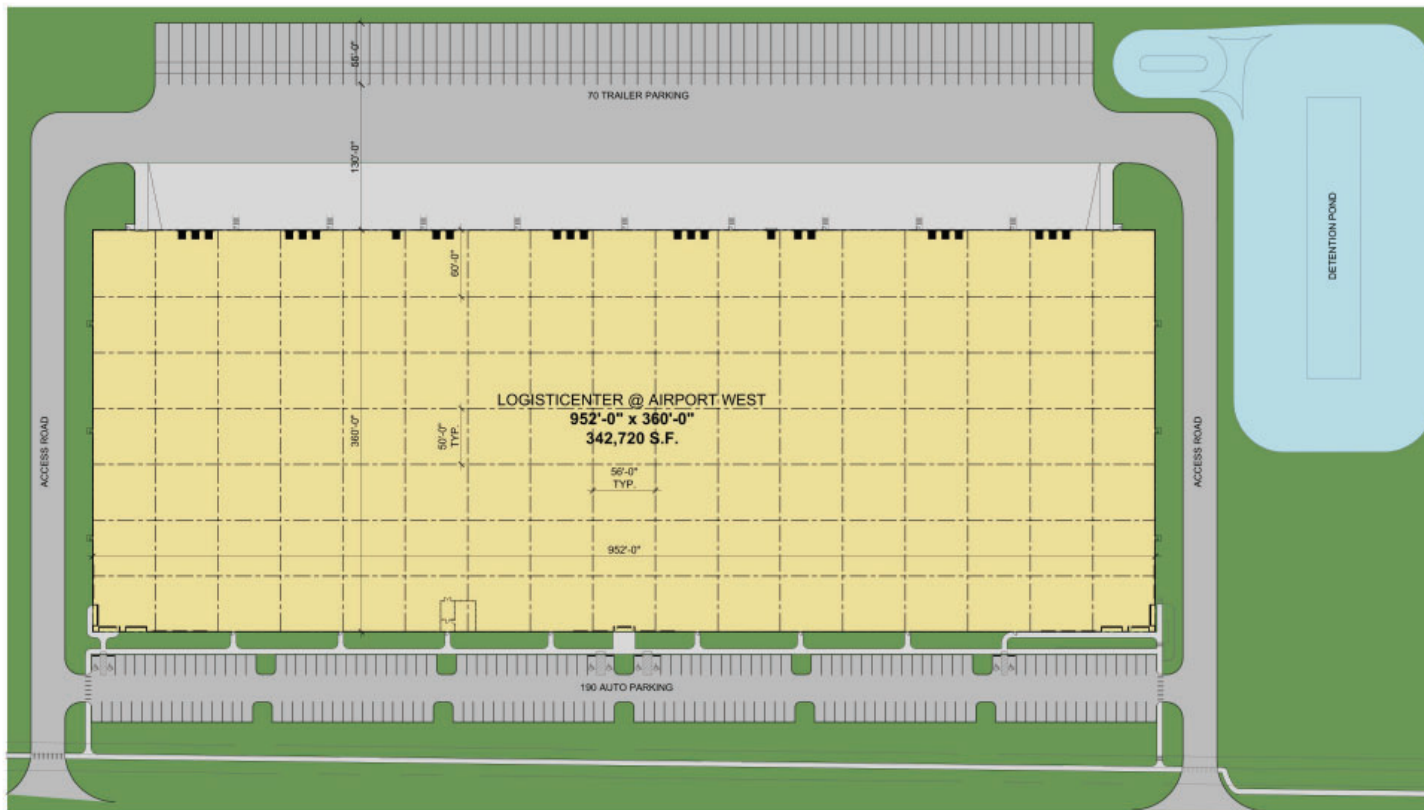
3615 Kramers Lane, Louisville, KY 40216



Dermody.com

Building Specifications

LogistiCenter® at Airport West



Property Specs

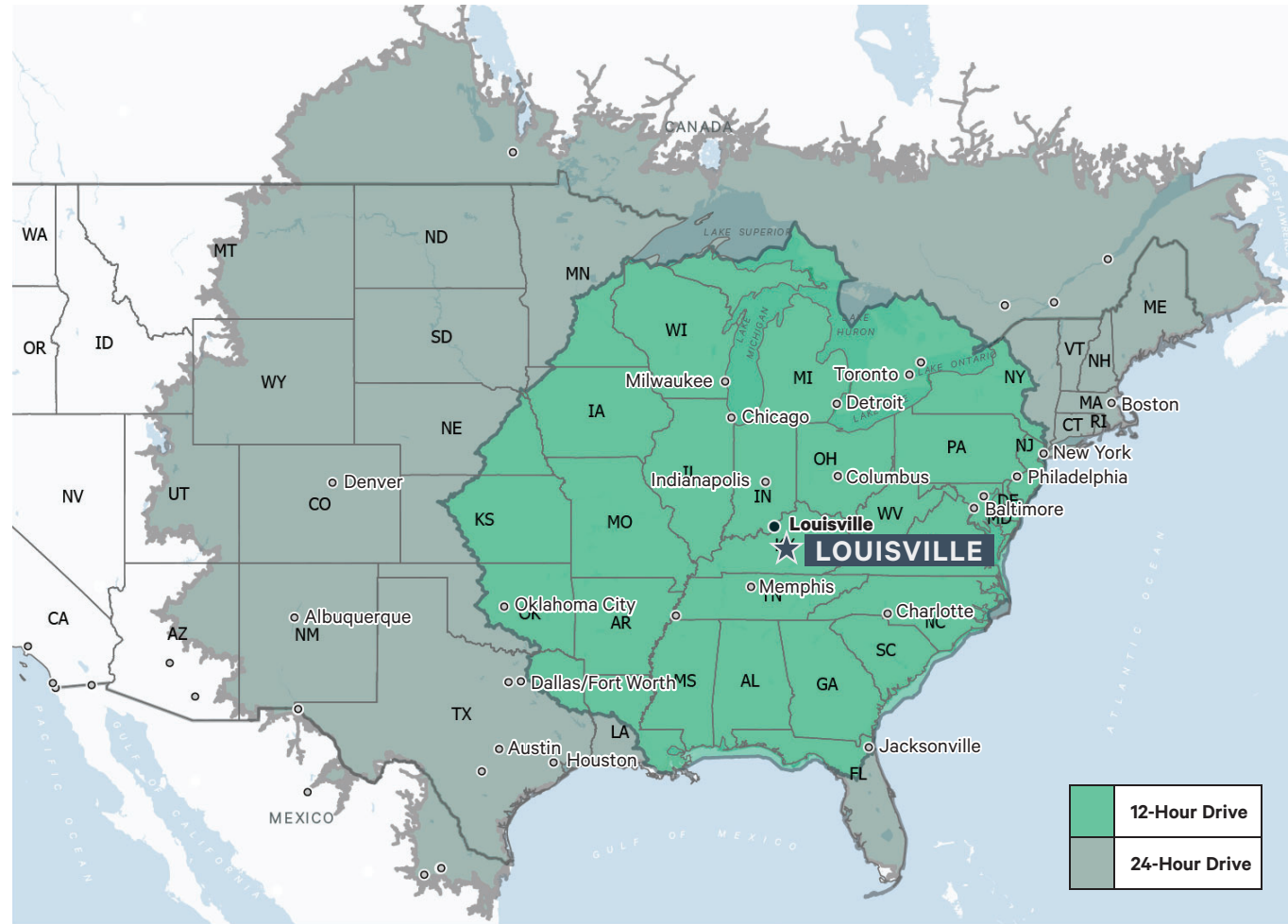
- 342,720+/- SF available (divisible)
- 952' X 360' building dimensions
- 60' speed bay
- 56' X 50' typical column spacing
- 24 equipped dock doors
- 2 drive-in doors
- 36' clear height
- 190 car parking spaces
- 70 trailer parking spaces



Strategic Logistics Location

Why Louisville?

Louisville's central location is key to its success as one of the Midwest's most important business hubs. Located within a 12-hour drive of 54% of the US population, Louisville is only a day away from the Great Lakes, the Gulf of Mexico, and the Atlantic coast. UPS Worldport, one of the world's busiest and most efficient air cargo hubs, processes up to 1.6 million packages per day, calls Louisville "home". Additionally, with three major US Interstate highways running through the city center, commerce and Louisville go together like bourbon and mint on the first Saturday in May.



#1

OHIO RIVER CORRIDOR
METRO AREA
Site Selection Magazine,
2023

#5

US METRO AREA
FOR ECONOMIC
DEVELOPMENT
Site Selection Magazine,
2023

#5

BUSIEST CARGO
AIRPORT IN THE WORLD
(3.1M TONNES)
Airports Council
International, 2022

54%

US POPULATION
WITHIN A 12-HOUR
DRIVE OF LOUISVILLE
American Community
Survey, 2023

82%

US POPULATION
WITHIN A 24-HOUR
DRIVE OF LOUISVILLE
American Community
Survey, 2023

Strategic Logistics Location

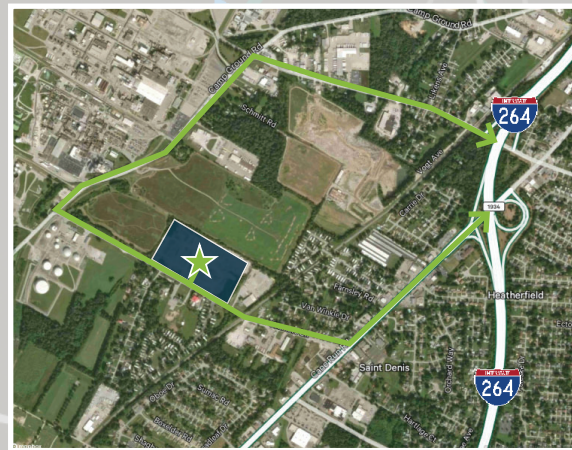
Louisville Market Map

Southside/Airport Submarket Highlights

UPS Worldport processes 416,000 packages per hour and facilitates ~300 flights per day.

Ford Louisville Assembly Plant currently has ~4,100 employees and manufactures the Ford Escape and Lincoln MKC.

GE Appliance Park opened in 1953 and currently has 8,500 employees.



2 potential routes to I-264





Strategic Logistics Location

LogitiCenter® at Airport West

LogitiCenter® at Airport West is strategically located on the western edge of the highly coveted Southside/Airport submarket, which has historically low vacancy due to its proximity to major market drivers such as UPS Worldport, Ford Louisville Assembly Plant and GE/Haier Appliance Park.





LogistiCenter®

at Airport West

3615 Kramers Lane, Louisville, KY
40216

About Dermody Properties

Dermody Properties is a privately-owned real estate investment, development and management firm that specializes in the acquisition and development of logistics real estate in strategic locations for e-commerce fulfillment centers, third-party logistics and distribution customers. Founded in 1960, Dermody Properties has invested more than \$10 billion of total capital across all platforms nationwide, having acquired and developed approximately 110 million square feet of logistics and industrial facilities. In addition to its corporate office in Reno, Nev., it has regional offices in northern and southern California, Atlanta, Phoenix, Seattle, Chicago, Dallas, Indianapolis and New Jersey. For more information, visit www.Dermody.com.

About the LogistiCenter® Brand

LogistiCenter® is a national trademark brand, owned and developed by Dermody Properties. It represents the firm's business philosophy of developing Class A distribution facilities that meet the supply-chain requirements of the most innovative companies. All LogistiCenter® facilities are designed to meet best practices in sustainable design and construction, and incorporate building features, such as additional clear height and extra trailer and car parking, that enable companies to execute their operations more effectively and efficiently.

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