



352,800 +/- SF Available  
(Divisible)

# LogistiCenter® at Louisville Airport

2825 Transglobal Drive, Louisville, KY 40219

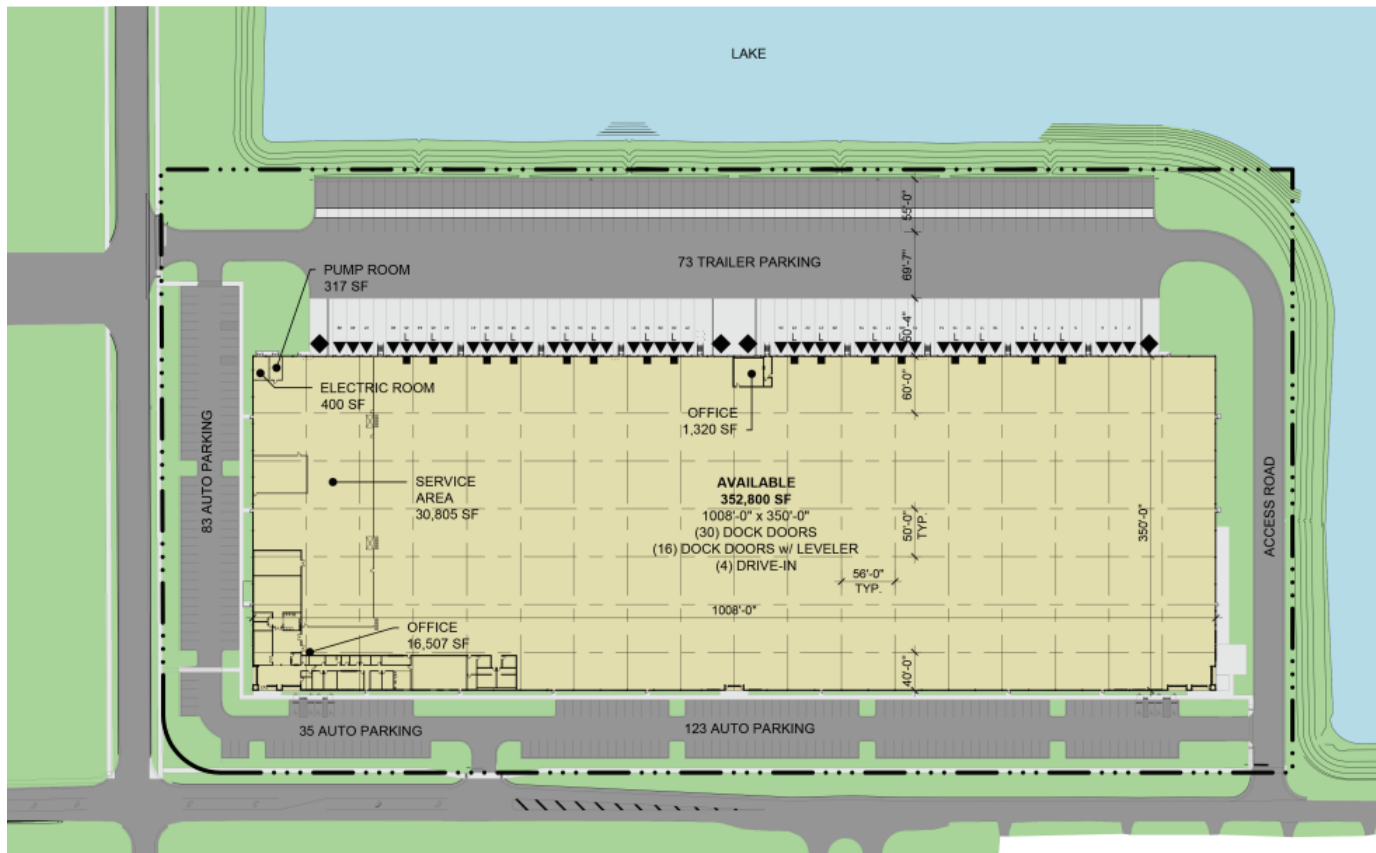
**D** | **DERMODY**

**CBRE**

[Dermody.com](http://Dermody.com)

# Building Specifications

## LogistiCenter® at Louisville Airport



### Property Specs

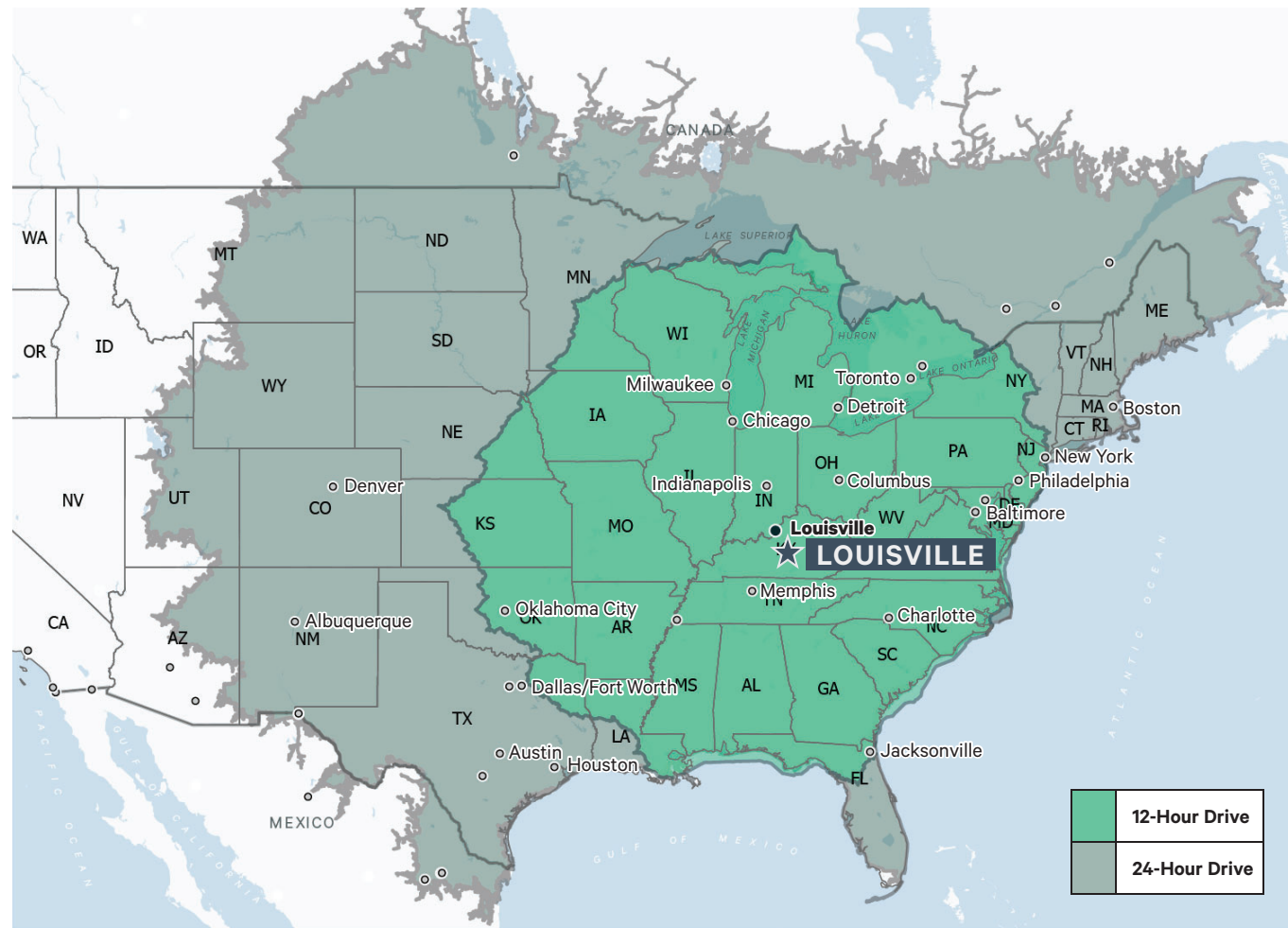
- 352,800± SF available (divisible)
- 14,992± SF main office area
- 1,210± SF receiving office
- 350' X 1,008' building dimensions
- 60' X 56' speed bay
- 46 (9' X 10') equipped dock doors
- 4 (14' X 16') drive-in doors
- 32' clear height
- 256 car parking spaces
- 73 trailer parking spaces
- 7" unreinforced concrete slab
- ESRF
- 3,000 Amps



# 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

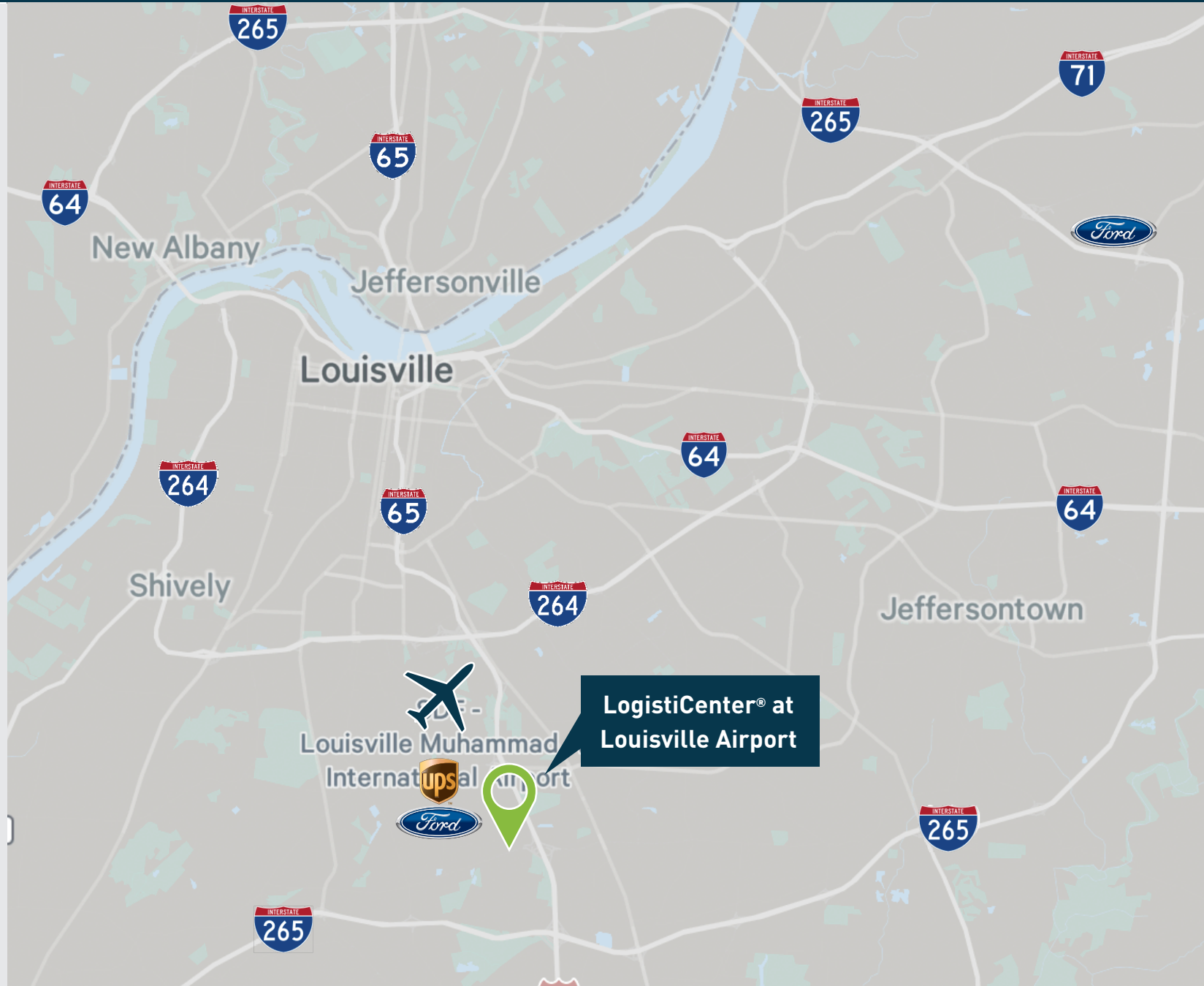
## Louisville Market Map

### 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.







# Strategic Logistics Location

## LogistiCenter® at Louisville Airport

LogistiCenter® at Louisville Airport is strategically located in the heart 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.

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**at Louisville Airport**  
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Louisville, KY 40219

## About Dermody Properties

Dermody 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 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, Nevada, it has regional offices in Atlanta, Chicago, Dallas, Indianapolis, New Jersey, Northern California, Phoenix, Seattle and Southern California. For more information, visit [www.Dermody.com](http://www.Dermody.com).

## About the LogistiCenter® Brand

LogistiCenter® is a national trademark brand, owned and developed by Dermody. 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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**CBRE**

**Kevin A. Grove, CCIM, SIOR**  
**CBRE**  
**Executive Vice President**  
**(502) 412-7615**  
[kevin.grove@cbre.com](mailto:kevin.grove@cbre.com)

**Alex P. Grove**  
**CBRE**  
**Senior Associate**  
**(502) 412-7655**  
[alex.grove@cbre.com](mailto:alex.grove@cbre.com)

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