

From the Louisville Business First:

<https://www.bizjournals.com/louisville/news/2020/10/21/midway-distribution-center.html>

## Longtime Louisville company plans large East End distribution center

Oct 21, 2020, 10:47am EDT

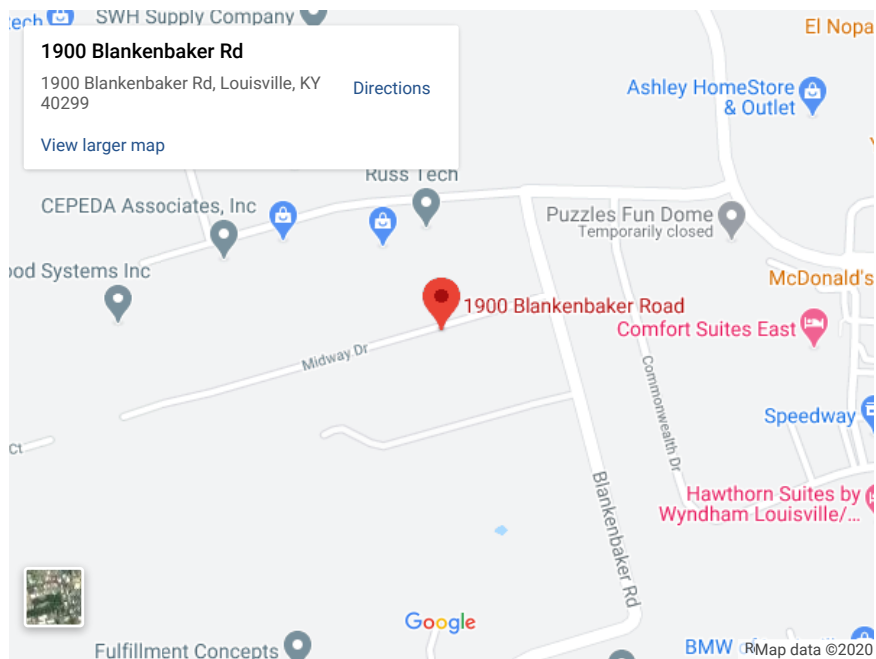
A longstanding Louisville real estate company hopes to start construction early next year on a large facility in order to boost its available commercial space for tenants.

Lichtefeld Inc. has proposed the 125,800-square-foot Midway Distribution Center on 14 vacant acres at 1900 Blankenbaker Road and on additional parcels at Blankenbaker Road and Midway Drive. The project location is not far from Bluegrass Parkway in Louisville's East End.



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Lichtefeld Inc. has proposed the 125,800-square-foot Midway Distribution Center on 14 vacant acres at 1900 Blankenbaker Road at Midway Drive. The property is not far from Bluegrass Parkway in Louisville's East End.



Stanley Lichtefeld, secretary and treasurer of Lichtefeld Inc., said Tuesday by phone that the project is speculative construction as of now, but the company is currently negotiating with a tenant for about 20,000 square feet of space. He envisions multiple tenants inside the complex, but he said the firm is open to a single tenant claiming the center.

The company, he added, will welcome a number of commercial uses for the facility if desired, such as light industrial uses, distribution facilities, athletics facilities, office/warehouse uses and smaller contractor type businesses.

Lichtefeld said the project will cost in the ballpark of \$10 million to build and will take about 10 months to construct once work begins. Lichtefeld Inc. will serve as general contractor, but an architect has not yet been hired. Louisville-based AL Engineering Inc. is assisting on the plan.

Lichtefeld said the company has other properties in this area and needs additional commercial space as most of its existing facilities are full.

“We just don’t have any inventory,” he said. “I don’t think there’s enough space available in the Bluegrass (Commerce) Park area, and a lot of people want to be there.”

Lichtefeld, Inc. is a fourth generation family-owned design and build general contractor that both develops and constructs commercial and industrial facilities in the Louisville area. It also counts retail, restaurant, medical, office/warehouse, recreational and automotive facilities among its projects, according to its [website](#).

This has already been a busy week for industrial news, and this commercial sector has remained busy despite an ongoing global health pandemic.

On Tuesday, Louisville Business First [reported](#) that Woodland LLC and Airport Logistics LLC, affiliates of Indianapolis-based Barrington Investment Co. LLC, plan to construct three new industrial buildings in the 8100 and 8200 blocks of Minor Lane that would total more than 1.2 million square feet of space. The project is planned on about 100 acres would also include several thousand square feet of office space within its total footprint, the plans show.

A site plan filed with the application shows two buildings exceeding 400,000 square feet while the third building would surpass 360,000 square feet. The development could be used for logistics, manufacturing, distribution or warehouse purposes, according to the plans.

**Marty Finley**

Reporter

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