



PARK SOUTH AT RICHWOOD Building B

61 Logistics Boulevard, Walton, KY 41094

1.1 MSF

TOTAL BUILDING:	1,097,458 SF
AVAILABLE:	1,097,458 SF
LOT SIZE:	67.28 acres

New Construction Now Pre-Leasing Modern Bulk Warehouse

CLEAR HEIGHT: 40'

AUTO PARKING: 530 spaces

TRAILER PARKING: 195 stalls

DOCKS: 106 (expandable)

DRIVE-IN DOORS: 4

TRUCK COURT: 130' - 185'

FIRE SPRINKLER: ESFR

ROOF SYSTEM: white TPO roof

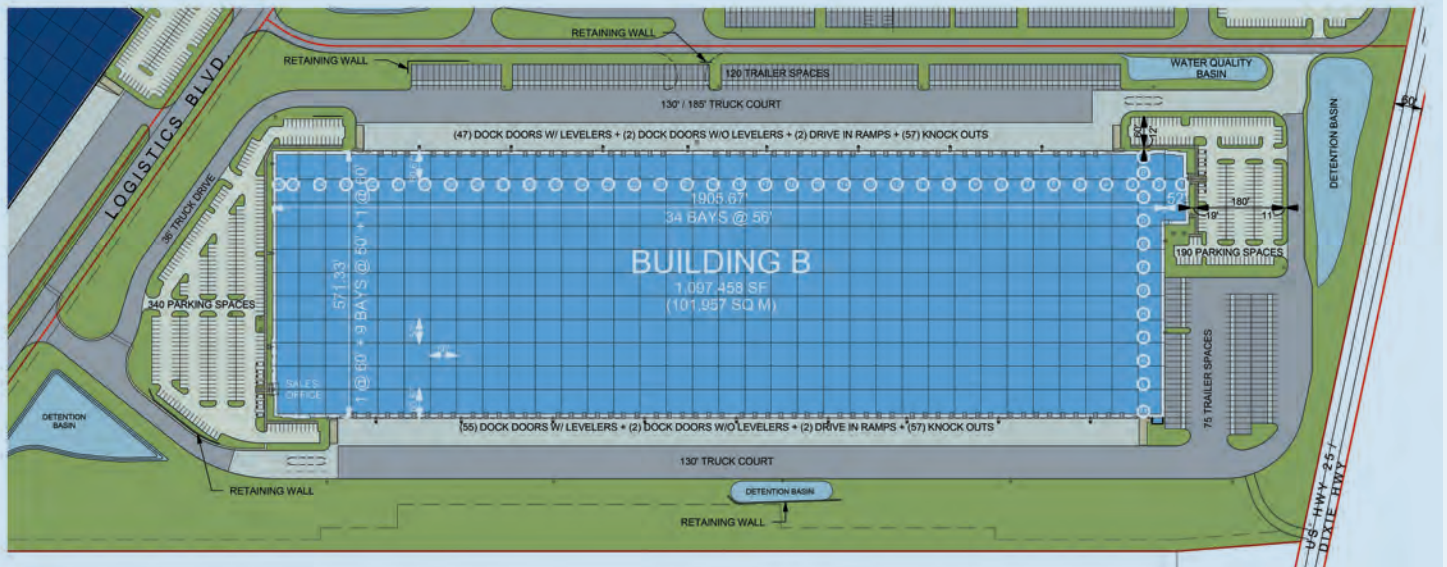
FLOOR SYSTEM: 7" Ductilcrete™ slab

LIGHTING: LED interior and exterior

TYPICAL BAY SIZE: 56' x 50'

POWER: 480/277 volt 3-phase

SUMMER VENTILATION AND EFFICIENT
HEATING SYSTEMS

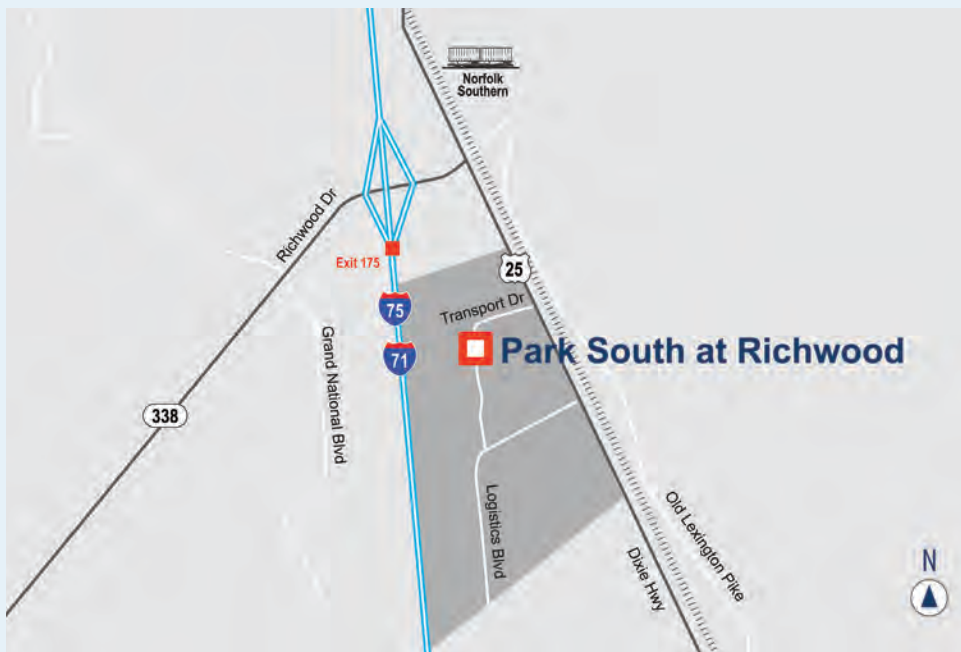




Park South is a master-planned logistics park strategically located along I-75/I-71 in pro-business Boone County, Kentucky. The park offers occupiers access to all Midwestern markets from a centrally located and growing e-commerce hub.

PARK BENEFITS

- Park entry is approximately 1.25 miles from the interstate
- Within a 2-day drive of 60% of the U.S. population
- Located along I-75/I-71 in pro-business Boone County, KY
- Diverse and affordable labor availability
- Affordable housing in region
- Public transportation available via TANK buses
- Professionally landscaped Class A business environment
- Excellent transportation infrastructure
- Final site in one of Greater Cincinnati's premier industrial developments



DRIVING DISTANCES

I-75	1.25 miles
I-71	1.25 miles
Downtown Cincinnati	15 miles
Lexington, KY	66 miles
Louisville, KY	83 miles

SHIPPING

FedEx	5 miles
UPS	7 miles
UPS Worldport	<90 miles
DHL Global Hub	15 miles
FUTURE Amazon Prime Air Hub	15 miles

INTERMODAL

Norfolk Southern	23 miles
CSX	23 miles

AIRPORT

Northern Kentucky International Airport (CVG)	15 miles
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For more information, or to set up a tour, please contact:



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