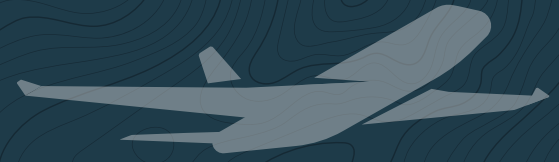


NOW PRE-LEASING!

CLASS A AIR CARGO FACILITY
AT CVG INTERNATIONAL AIRPORT

Cold Chain, Freezer, Cooler, Climate-Controlled Available

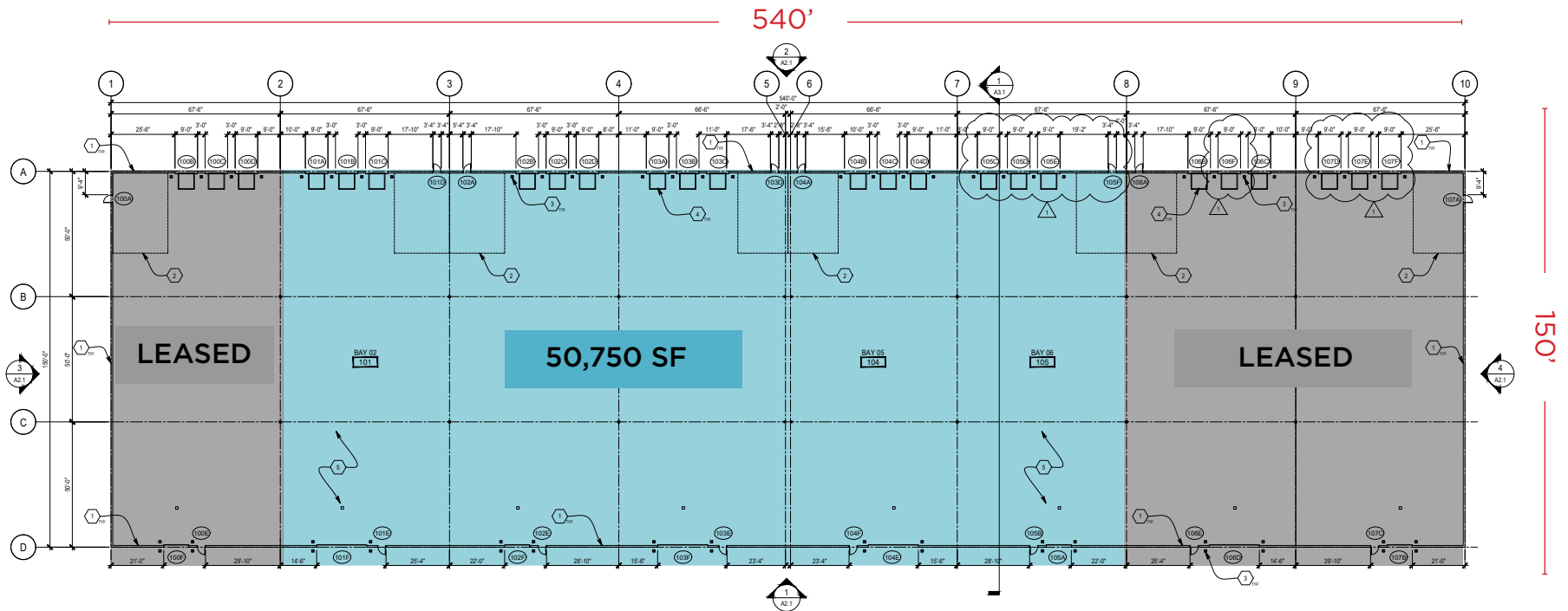


50,750 SF AVAILABLE



**CUSHMAN &
WAKEFIELD**

DOCK HIGH LOADING



GRADE-LEVEL ON TARMAC



PROPOSED SPECS

COMPLETION

Q1 2025

LOCATION

Hebron, KY (Unincorporated Boone County)

BUILDING SIZE

81,000 SF (10,125 SF Bay Size)

AVAILABLE SIZE

50,750 SF

ACRES

4.5 Acres

YEAR BUILT

Q1 - 2025 Delivery

CONSTRUCTION

Concrete Pre-cast; bar joists, & metal decking

CLEAR HEIGHT

30'

ROOF

Insulated TPO roofing

LIGHTING

LED lighting w/ occupancy sensors

ELECTRIC

480/277-volt, 3-phase service w/ 120/208-volt transformers

HVAC

Combo of gas fired unit heaters & large ceiling fans

FIRE SUPPRESSION

Wet pipe ESFR sprinklers

FLOORS

7.5" reinforced concrete

DOCK DOORS

(18) 9'x10 Levelers, seals/bumpers

DRIVE-IN DOORS

(3) 20'W x 14'H
(3) 10'W x 12' L

ELECTRIC/GAS

www.duke-energy.com

WATER

www.nkywater.org

SEWER

www.sd1.org

ZONING

I-1, Light Industrial

PARKING

95 Auto Spaces



SITE PLAN



LOGAN RD

HOTEL DR

NEW
RENTAL CAR
FACILITY

CELL
PHONE
LOT

LOOMIS RD

LEASE LINE

62 PARKING SPACES

24 LOADING DOCKS

LEASE LINE

LEASED

50,750 SF
AVAILABLE

LEASED

LEASE LINE

33 PARKING SPACES

CVG TARMAC



PROXIMITY TO IT ALL





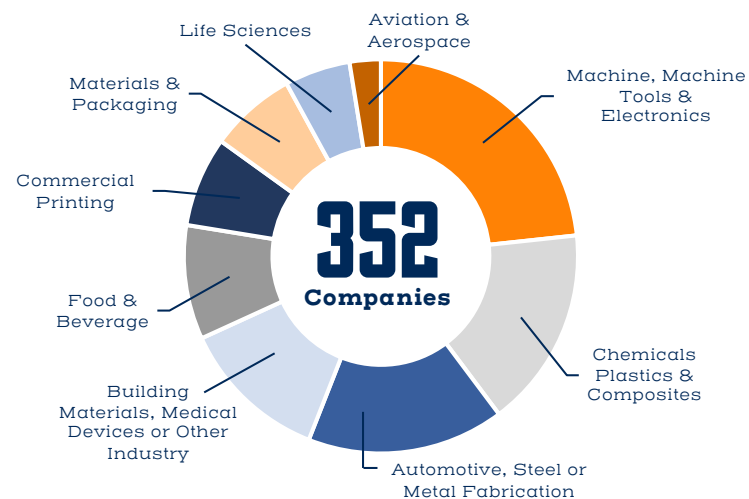
WHERE LOCATION MEETS OPPORTUNITY

#2

Kentucky ranks 2nd in the nation and 14th largest in the world in total air cargo shipments.



Northern Kentucky Advanced Manufacturing Companies by Sector





CVG INTERNATIONAL AIRPORT

7th LARGEST & FASTEST
GROWING CARGO AIRPORT
IN NORTH AMERICA

The Cincinnati/Northern Kentucky International Airport is the 6th busiest airport in the United States by cargo traffic and serves 7-9 million passengers annually.

- Over 50 nonstop destinations, including 38 of the top 40 U.S. markets
- 4 runways, 24/7 ATCT and Customs Availability, CAT III Runways, ARFF Index C, Widebody MRO Facilities on Airport
- 7th largest cargo airport in North America and 14th largest globally

14th RANKED IN THE TOP 20
CARGO AIRPORTS IN THE
WORLD

The Cincinnati/Northern Kentucky International Airport is a global hub for the following:





GROUND TRANSPORTATION

Located within a one-day drive of the majority of the east coast, from Minneapolis all the way to Atlanta.

Kentucky is home to UPS World Port, DHL Americas Hub, Amazon Air Global Port and several large FedEx Ground hubs throughout the state.

Products manufactured in Kentucky can get anywhere in the world virtually overnight.



For more information, contact:

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