



3720 LANGLEY BLVD, HEBRON, KY

Prologis Park 275 Building 4



SPACE HIGHLIGHTS

- Building Size: 414,090 SF
- Available Space: 42,000 - 193,444 SF
- Building Depth: 370'
- Clear Height: 32'
- Office: 962 - 2,865 SF
- Dock Positions: 26 - 9' x 10'
- Docks with Levelers: 21 docks with 35,000#, 7' x 8' mechanical pit levelers
- Docks with Trailer Restraints: 15 docks
- Drive-ins: 3 - 12' x 14'
- Column Spacing: 50'w x 50'd
- Speed Bay at Docks: 60'd
- Truck/Trailer Parking: 38 spaces
- Auto Parking: 35 spaces
- Zoning: I-1/CD
- Roof: TPO
- Floor Slab: 6" concrete; Ff 35, F130
- Year Built: 2008
- Lighting: Hi-Bay LED
- Sprinkler System: ESFR
- Electric Service: 480v 3 ϕ , 800 amps
- Electrical: Owen Electric
- Gas: Duke Energy
- Zel/Data/Fiber: Cincinnati Bell
- Water: Boone County
- Sewer: SD1
- Fire Department: Hebron

Class A Industrial in Hebron



AVAILABLE SIZE

42,000 - 193,444 SF



CLEAR HEIGHT

32'



DOCK DOORS

26



TRAILER PARKING

38



BUILDING DIMENSIONS

370' X 1,115'



Prime Location

Prologis Park 275 #4

Petersburg Rd

Petersburg Rd

N Bend Rd

Langley Dr

Langley Dr

Conner Rd

Cincinnati/Northern Kentucky International Airport



Wright Blvd

Conner Rd

N Bend Rd

N Bend Rd



Prime Location



Cincinnati/Northern Kentucky International Airport

Prologis Park 275 #4



2 miles to I-275



9 miles to I-71/I-75



5.7 miles to CVG



16.7 miles to Downtown Cincinnati





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