



THE
RMR
GROUP



For Lease

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1985 International Way Hebron | KY 41048

Airport Corridor Distribution Space

Lease Rate: \$6.25/SF | OPEX: \$1.65/SF

PROPERTY DETAILS

- 189,400 SF total
- 176,200 SF warehouse
- 13,200 SF office
- 32'-34' clear height
- Zoned: I-1, Light Industrial
- Trailer parking: 40 stalls
- Abundant employee parking
- Excellent highway visibility
- Close proximity to I-71/I-75 and I-275; and Cincinnati/Northern Kentucky International Airport
- Close proximity to Amazon's "Prime Air Shipping Hub" at CVG Airport

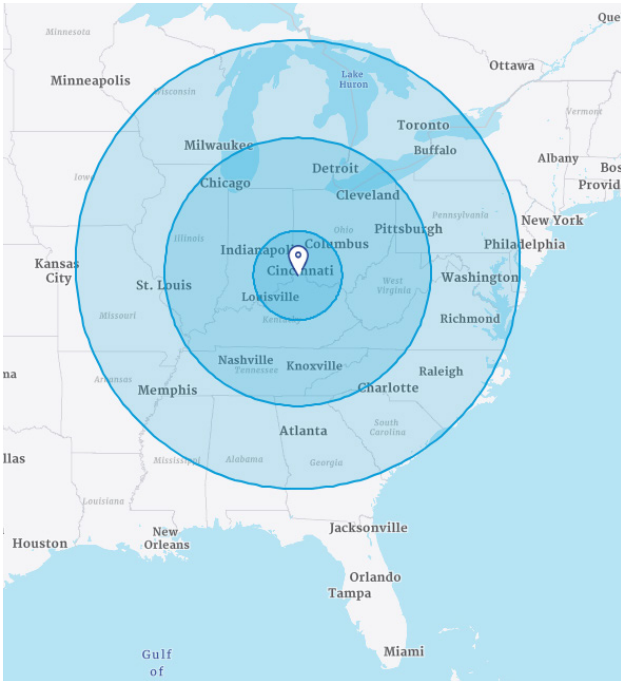
BUILDING SPECIFICATIONS

Total Building Area	189,400 SF
Office Area	13,200 SF
Warehouse Area	176,200 SF
Building Dimensions	306' X 600'
Land Area	14.43 acres
Year Built	1997/1999
Construction Type	Conventional steel frame pre-cast concrete
Ceiling Height	32'-34'
Dock Doors	Thirty-eight (38) 8.5' x 9' doors Rite-Hite hydraulic levelers, lights & seals
Truck Court	190'
Parking	173 auto spaces, 50 trailer spaces
Drive-In Doors	One (1) 10' x 12'
Lighting	LED with motion sensors
HVAC	RTU forced air (natural gas); Roof mounted HVAC units
Sprinkler System	ESFR and wet system
Roof Warehouse/office Mechanical room	Firestone EPDM TPO

UTILITIES

Electric	Duke Energy (513-421-9500) 480/277v/3phase - 2,500 amps
Gas	Duke Energy (513-421-9500)
Water	Boone County Water District (859-586-6155)
Sewer	Sanitation District #1 (859-578-7450)
Telephone	Cincinnati Bell Telephone (513-566-5050)
Zoning	I-1; Light Industrial
Governing Jurisdiction	Unincorporated Boone County
Parcel ID	047.00-05-014-00

LOCATION

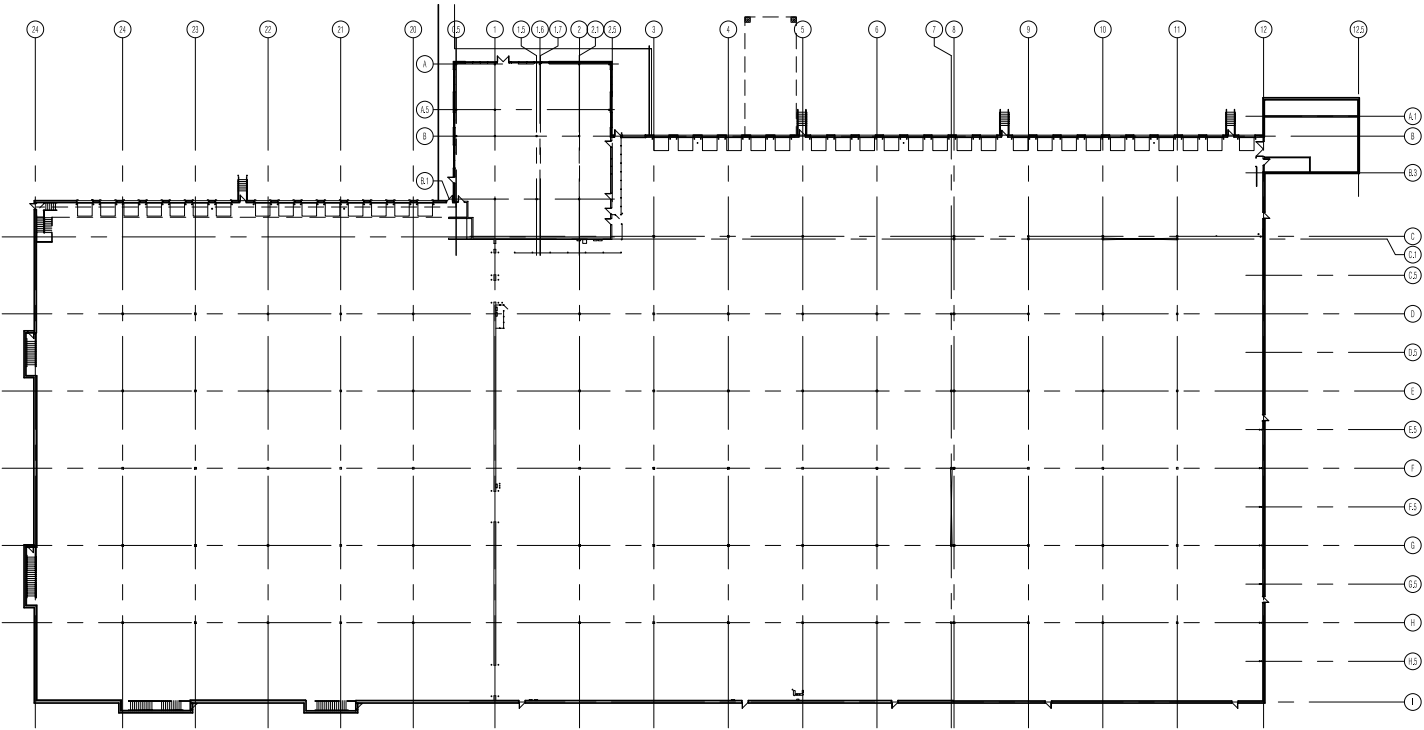


DISTANCES

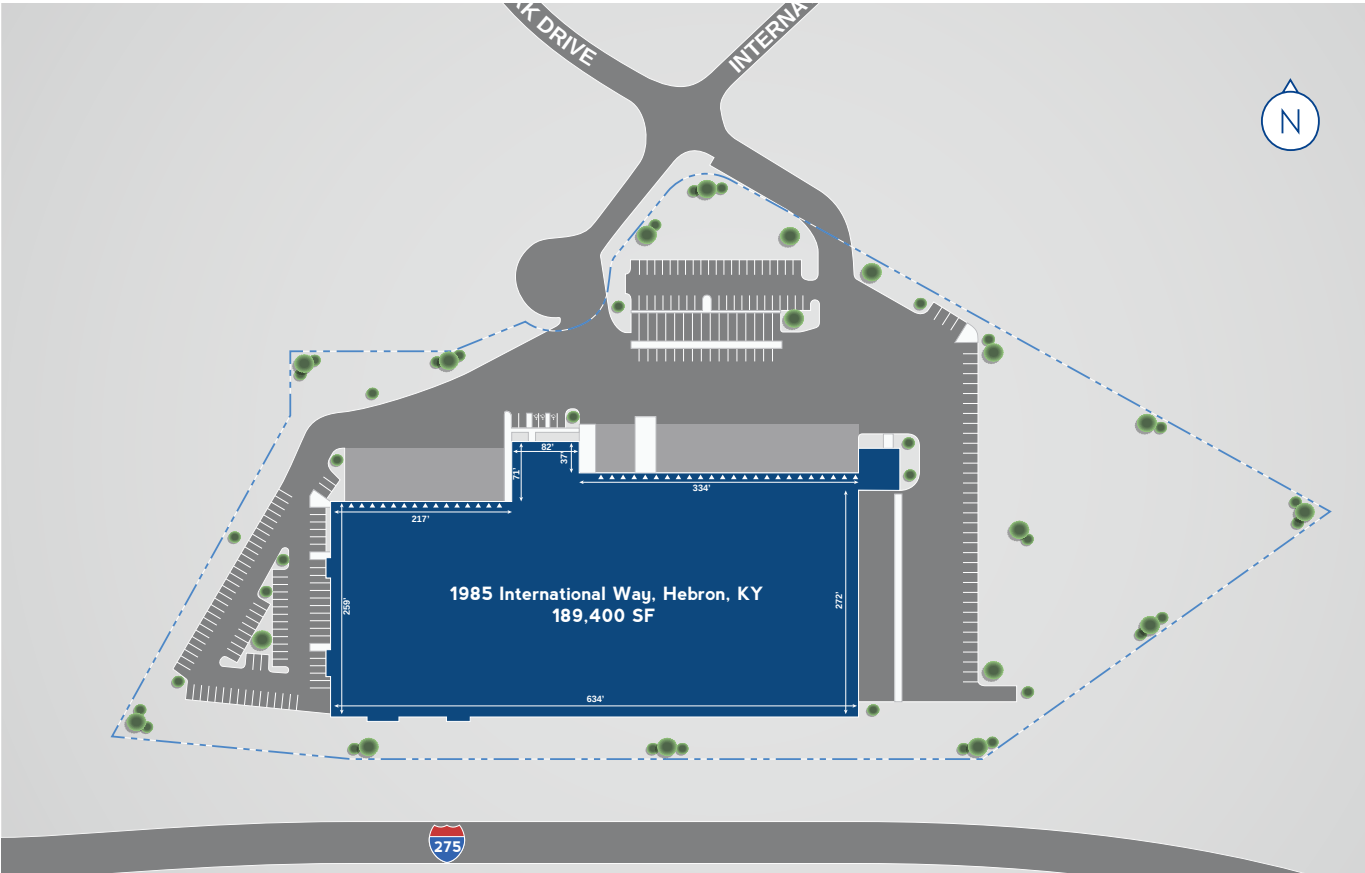
Louisville, KY	80 miles	Nashville, TN	284 miles
Columbus, OH	121 miles	Pittsburgh, PA	303 miles
Indianapolis, IN	122 miles	Chicago, IL	308 miles
Detroit, MI	276 miles	St. Louis, MO	348 miles

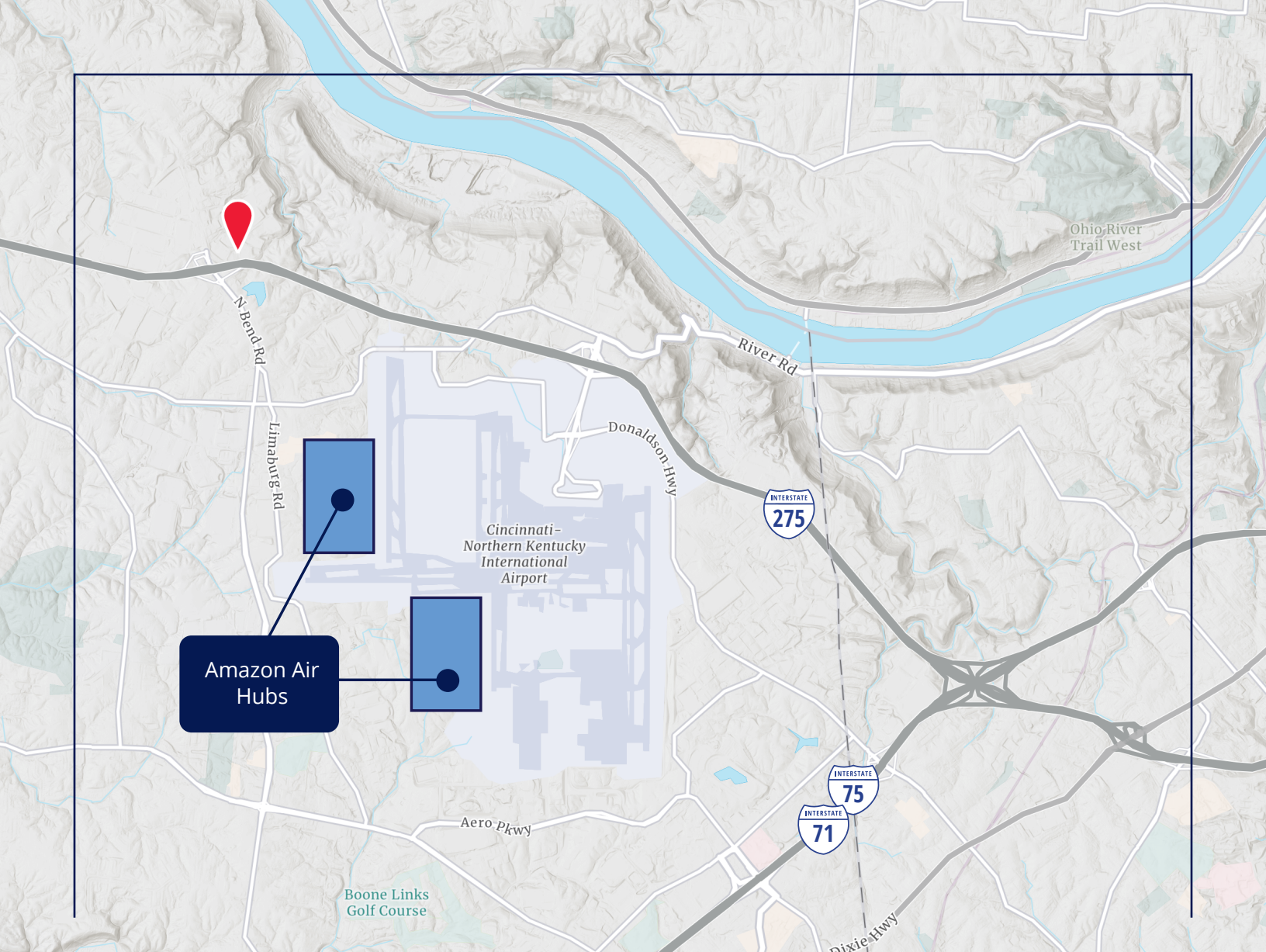
- Within minutes to four interstate highways - I-75, I-71, I-74 and I-275
- Proximate to Greater Cincinnati Northern Kentucky International Airport (CVG)
- Bus transportation at park entrance
- 60% of US population within a 500 mile radius
- Proximity to Distribution Hubs:
 - DHL Super Cargo (9 mins/5 miles)
 - Amazon - Prime Air CVG Airport (8 mins/5 miles)
 - FedEx Ground Hub - Independence (21 mins/16 miles)
 - UPS Air Hub - Louisville (1 hr 44 mins/108 miles)
 - FedEx Smartpost - Indianapolis (1 hr 53 mins/118 miles)
 - FedEx Smartpost - Grove City (2 hrs/116 miles)
- Automotive & e-Commerce Corridors

SPACE PLAN



SITE PLAN





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