

# Hebron Industrial Spec Building

2105 Gateway Blvd, Hebron, KY 41048



COUNTY	PROPERTY TYPE	ZONING	SPACE AVAILABLE	SALE PRICE
Boone	Office/Warehouse	Industrial/Office	50,000 SF; expandable	\$8.795M

## Property & Location Highlights:

- For Sale or Lease - sale price \$8.795M
- 50,000 SF including 2,160 spec office on 9.716 AC
- Expansion capabilities up to an additional 40,000 SF
- Immediate occupancy available
- 24' Clear Height
- 10.654 additional acres available - Parcel B

- Just 3 miles to I-275, minutes from CVG International Airport, and I-71/75
- New Construction in the CVG Logistics Corridor Strategic Access to Amazon & DHL
- Three (3) dock doors and one (1) drive-in (12' x 16')
- Two additional dock doors can be added
- 52 current parking spaces with room for 19 additional spaces to be added

All information furnished is from sources deemed reliable and is subject to errors, omissions and changes prior to sale as withdrawal without notice.

For more information, contact:



**Henkle Schueler**  
COMMERCIAL REAL ESTATE

**Jeff Eichhorn**

President/Broker

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Learn more about our services—visit [SchuelerGroup.com](https://www.schueler.com) today!

3000HenkleDrive | Lebanon,OH45036 | 859.448.9051

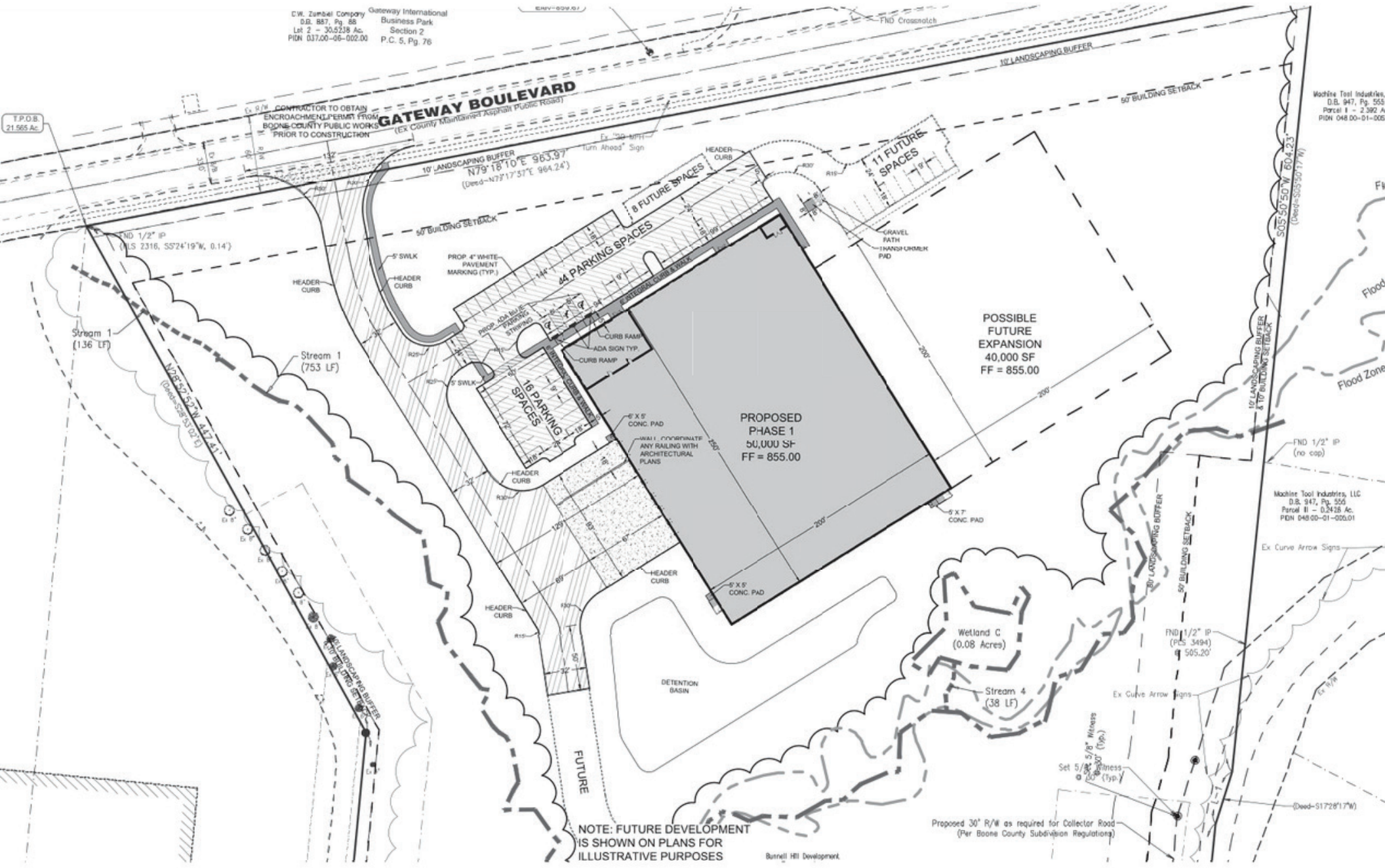
| 800.589.7535

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Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2027 Projection	3,355	29,739	73,409
2022 Estimate 2010	3,129	27,928	68,908
Census Growth	2,689	25,187	61,238
2022 - 2027 Growth	7.22%	6.48%	6.53%
2010 - 2022	16.36%	10.88%	12.52%
<b>2022 Population by Hispanic Origin</b>	144	1,037	2,393
<b>2022 Population</b>	3,129	27,928	68,908
White Black Am. Indian & Alaskan Asian Hawaiian & Pacific Island Other U.S. Armed Forces	2,870 91.72%	25,612 91.71%	62,613 90.86%
	123 3.93%	1,213 4.34%	2,978 4.32%
	7 0.22%	71 0.25%	145 0.21%
	32 1.02%	358 1.28%	1,528 2.22%
	7 0.22%	57 0.20%	105 0.15%
	90 2.88%	619 2.22%	1,539 2.23%
	0	32	64
<b>Households</b>			
2027 Projection	1,318	10,767	26,464
2022 Estimate 2010	1,228	10,090	24,818
Census Growth	1,043	8,975	21,952
2022 - 2027 Growth	7.33%	6.71%	6.63%
2010 - 2022 Owner Occupied Renter Occupied	17.74%	12.42%	13.06%
	898 73.13%	7,568 75.00%	18,880 76.07%
	330 26.87%	2,522 25.00%	5,939 23.93%
<b>2022 Households by HH Income</b>	1,227	10,091	24,818
Income: <\$25,000 Income:	41 3.34%	740 7.33%	2,447 9.86%
\$25,000 - \$50,000 Income:	320 26.08%	1,871 18.54%	4,347 17.52%
\$50,000 - \$75,000 Income:	397 32.36%	2,211 21.91%	4,907 19.77%
\$75,000 - \$100,000 Income:	211 17.20%	1,546 15.32%	3,337 13.45%
\$100,000 - \$125,000 Income:	91 7.42%	1,555 15.41%	3,873 15.61%
\$125,000 - \$150,000 Income:	67 5.46%	890 8.82%	2,210 8.90%
\$150,000 - \$200,000 Income:	92 7.50%	931 9.23%	2,413 9.72%
\$200,000+	8 0.65%	347 3.44%	1,284 5.17%
<b>2022 Avg Household Income</b>	\$75,952	\$91,387	\$95,085
<b>2022 Med Household Income</b>	\$59,673	\$78,614	\$80,304

BusinessEmployment by Type	# of Businesses	# Employees	#Emp/Bus
<b>Total Businesses</b>	<b>51</b>	<b>1,405</b>	<b>28</b>
Retail&Wholesale Trade	7	374	53
Hospitality & Food Service	0	0	0
Real Estate, Renting, Leasing	2	7	4
Finance & Insurance	0	0	0
Information	2	5	3
Scientific & Technology Services	4	152	38
Management of Companies	0	0	0
Health Care & Social Assistance	9	41	5
Educational Services	3	227	76
Public Administration & Sales	3	21	7
Arts, Entertainment, Recreation	4	29	7
Utilities & Waste Management	4	371	93
Construction	6	119	20
Manufacturing	5	50	10
Agriculture, Mining, Fishing	0	0	0
Other Services	2	9	5

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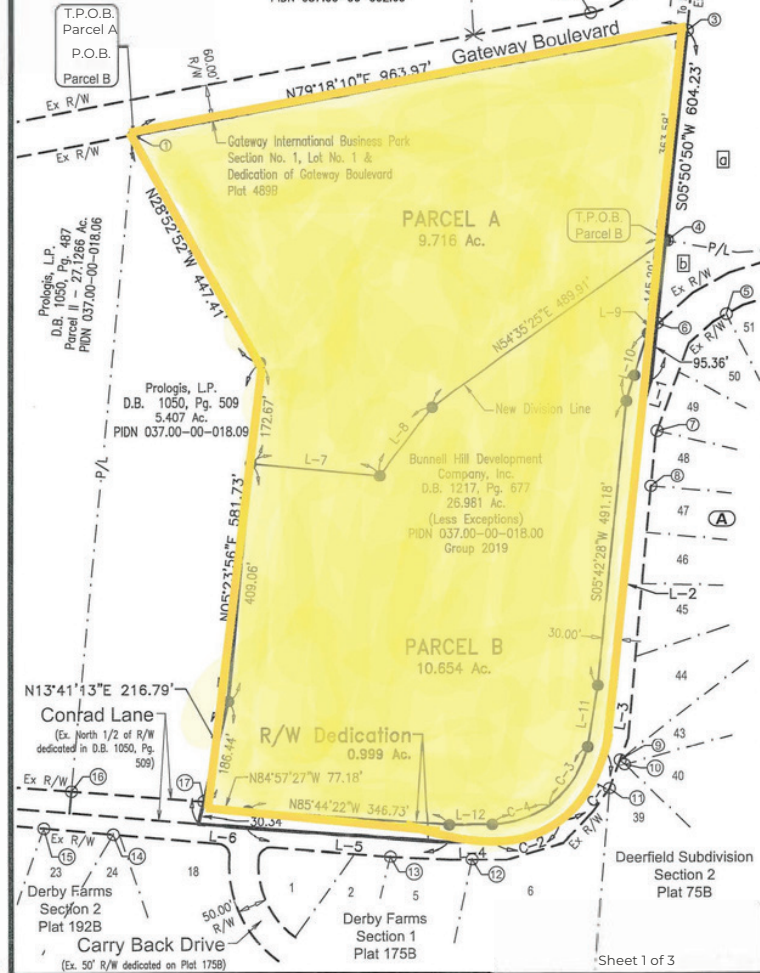
Basis of Bearing:  
State Plane NAD83 (2011)  
SCALE: 1" = 200'

**INDEX OF SHEETS**

Conveyance Plat.....S heet 1  
Monument key, Line and Curve Tables, Ownership key ..... Sheet 2  
Approvals, certificates and notes..... Sheet 3

Gateway International  
Business Park  
Section 2  
P.C. 5, Pg. 76  
The C.W. Zumbiel Company  
D.B. 887, Pg. 88  
Lot 2 = 30.5238 Ac.  
PIDN 037.00-06-002.00

Dream Industrial Gateway  
International (KY), LLC  
D.B. 1160, Pg. 691  
9.932 Ac.  
PIDN 037.00-00-018.02



Drawing:	23-0231 SP	<b>Bunnell Hill Development Company, Inc.</b>  2105 GATEWAY BOULEVARD GROUP #2019 UNINCORPORATED BOONE COUNTY COMMONWEALTH OF KENTUCKY CONVEYANCE PLAT
Scale:	1"=200'	
Drawn by:	JMH	
Checked by:	JMH	
Issue Date:	11/14/24	

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P & Z Code No. 5%8-