

For Lease

1102 Aviation Blvd.

Hebron, KY 41048

98,884 SF



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Property Highlights

- Located in Hebron, KY (Boone County) in the desirable Airport Submarket minutes to I-275 and I-71/75
- 18.81 Total Acres
- Building and truck court are expandable with possible outdoor/trailer storage
- Building is divisible and can Accommodate Two (2) ~50K SqFt Tenants
- 480-volt, 3-phase, approximately 4,000 amps
- Five (5) docks (expandable) and three (3) drive-in doors
- Corporate Headquarters Type Environment with 190 Striped Parking Spaces
- Available Q1 2026
- Lease Rate: Negotiable
- OpEx/CAM: Approximately \$1.00/SqFt
- Sale Price: Negotiable



[Click Here For Aerial Video](#)



[Click Here For the 360° tour](#)



Total SqFt:	98,884
Warehouse SqFt:	82,311
Office SqFt:	16,573
Acreage:	18.81 acres
Clear Height:	20'-22'
Year Built:	1994
Type Construction:	Concrete
Lighting:	LED
Column Spacing:	35' x 45'
Dock door:	Five (5), with ability to expand
Drive-in door:	Three (3)

Sprinkler:	Yes-Wet System
Electrical Service:	480-volts, 3-phase, approximately 4,000-amps
Heat:	Gas Heat in Warehouse, full hvac in office
Roof:	New (replaced 2025)
Truck Court:	170'
Parking Lot:	One hundred Ninety (190) spaces
Restrooms:	Two Sets in Offices, Two Sets in Warehouse (One locker room)
Boone County Parcel ID:	047.00-08-002.00

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Location:

- Immediate accessibility to I-275



Parcel Outline



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Floor Plan



OFFICE	16,573 SF
WHSE	82,311 SF
TOTAL	98,884 SF

- Existing Dock Doors
- Future Dock Expansion
- Ramp/Drive-in Door
- Drive-in Doors

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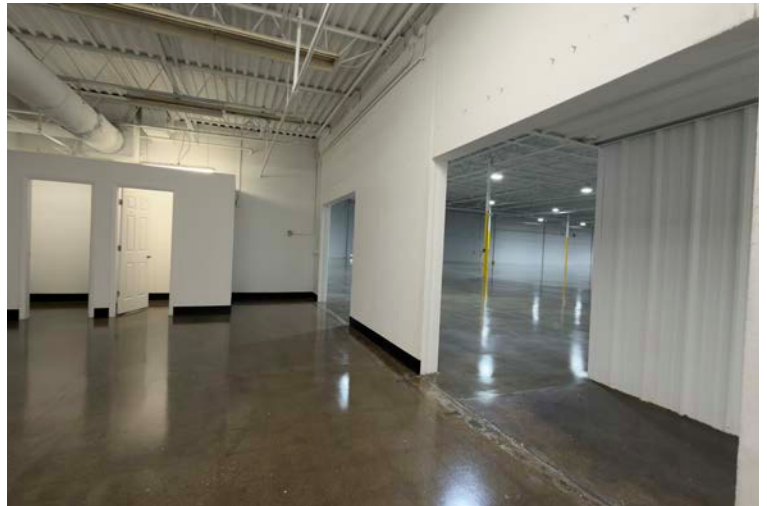
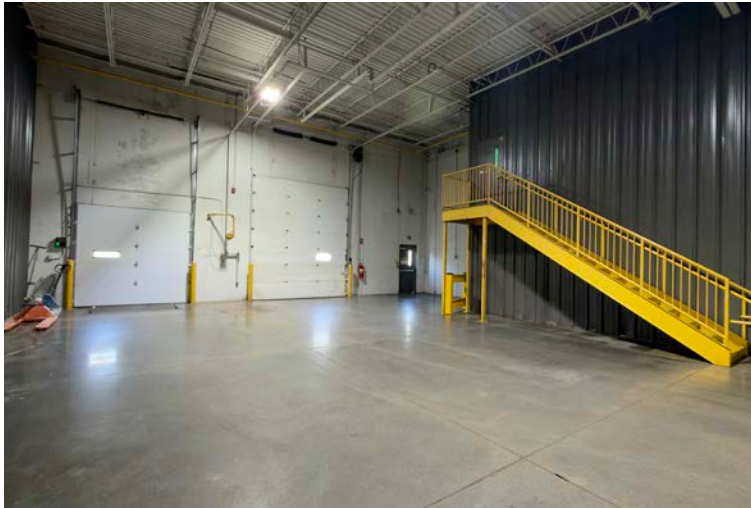
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