

1405 WORLDWIDE BOULEVARD

FOR LEASE

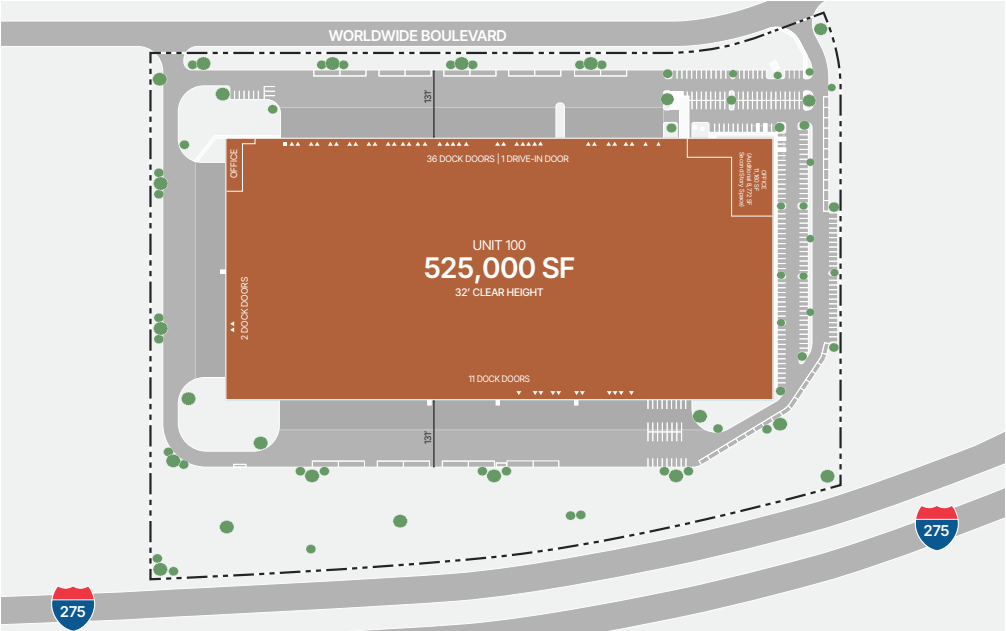
525,000 SF
Available



1405 WORLDWIDE BLVD
HEBRON, KY 41048



OVERVIEW



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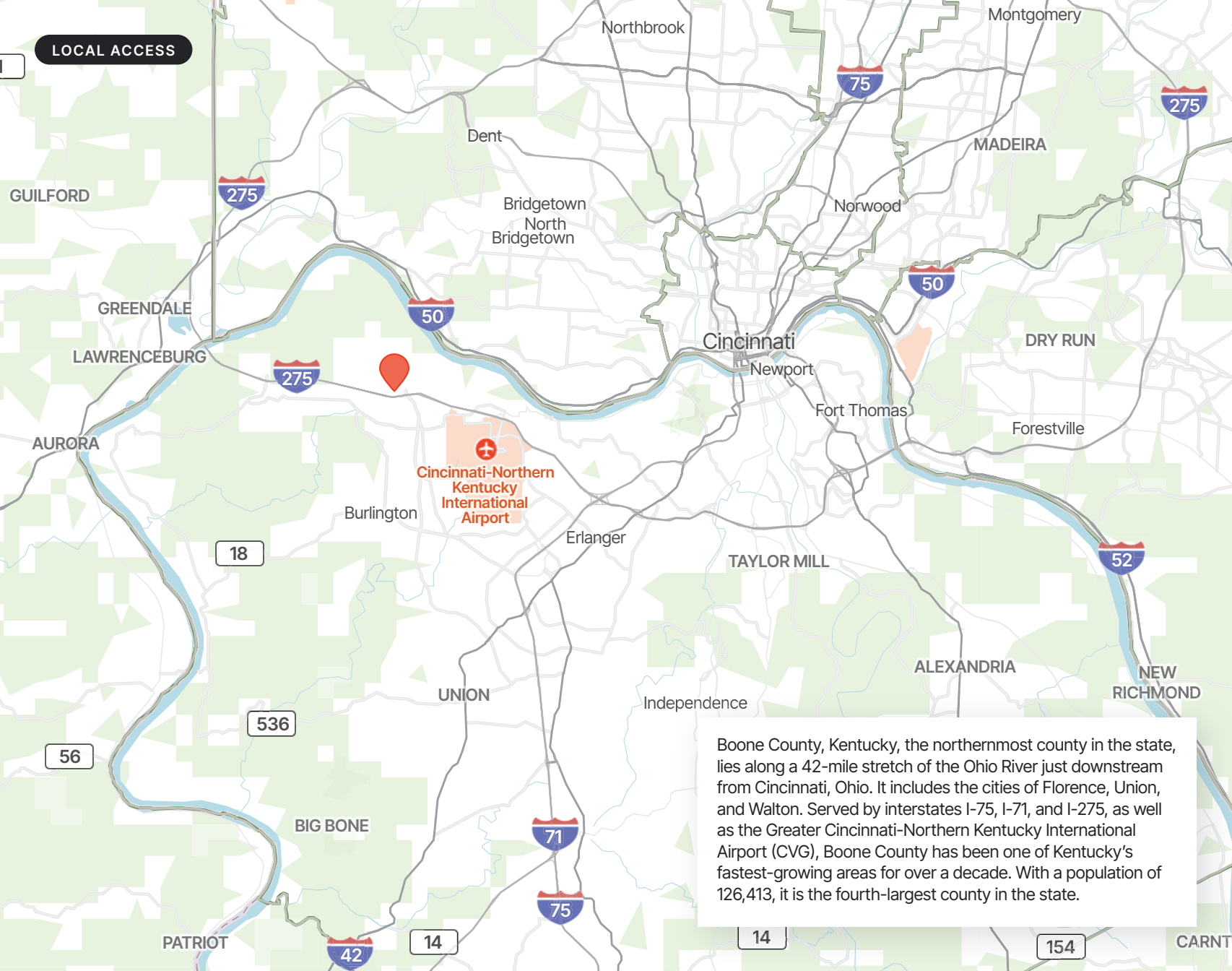
PROPERTY SPECIFICATIONS	
Total Building SF	525,000 SF
Available SF	525,000 SF
Office SF	11,160 SF (+8,772 SF 2nd FL)
Year Built	2000
Construction	Tilt-up panels
Clear Height	32'
Column Spacing	50'x50' (50'x500')
Floors	7" concrete sealed
Parking	300 auto; 88 trailer
Zoning	I-1, light Industrial
Lighting	LED
Sprinklers	ESFR
Electric	500 & 740 KVA, 480/277 volt, 3 phase
HVAC	Rooftop gas-fired make-up air units
Drive-Ins	(1) 12'x14' drive-In
Dock Doors	49 total 38 docks with levelers
Lease Rate	\$5.50/SF (\$1.13/SF OPEX)







LOCAL ACCESS



Cincinnati-Northern
Kentucky
International
Airport

Boone County, Kentucky, the northernmost county in the state, lies along a 42-mile stretch of the Ohio River just downstream from Cincinnati, Ohio. It includes the cities of Florence, Union, and Walton. Served by interstates I-75, I-71, and I-275, as well as the Greater Cincinnati-Northern Kentucky International Airport (CVG), Boone County has been one of Kentucky's fastest-growing areas for over a decade. With a population of 126,413, it is the fourth-largest county in the state.

COMMERCIAL LANDSCAPE

Cincinnati

UPS
FEDEX
BARK BOX
CEVA
SUN CHEMICAL

DHL
WAYFAIR
LEVI'S
TOYOTA
VERITIV
AMAZON

DHL
AMAZON
PRIME AIR

WAYFAIR
PEPSI
COCA-COLA
GE
FRITO LAY

UPS
CUMMINS
RADIAL
LOREAL

MERITOR
GIVAUDAN
FEDEX
GATEWAY
COLLEGE

SCHWAN'S
CELANESE
FIRESTONE
80 ACRE
FARMS

AUTOTEC
FISHER
AUTO PARTS
SADDLE
CREEK

471

275

27

71

75

CONTACT INFORMATION



LEARN MORE

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This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord.
No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.

