



# 201 Richard Knock Highway

Walton, Kentucky

## Key facts

Property type	Industrial space
Building size	896,896 SF
Space available	896,896 SF



## Property Features

Office: 6,800 SF
Clear Height: 36’
Dock Doors: 158
Drive-in Doors: 4 motorized overhead
Speedbay: 56’ x 61’
Column Spacing: 56’ x 54’
Bay Size: 32,032 SF (56’ x 572’)
Construction: Concrete Tilt-Up
Fire Suppression: ESFR
Truck Court: 185’ Deep 70’ Concrete Aprons

Fenced Truck Court Entrances
Slab: 7” Unreinforced Concrete
Roof: Single-ply, 45 mil TPO
Auto Parking: 395 Spaces (Expandable to 933)
Trailer Parking: 192 Spaces (Expandable to 383)
Lighting: LED
HVAC: Gas Fired Heaters 80/20 MAU’s
OPEX: \$0.85/SF
Electric: 6,000–amps, Duke Energy

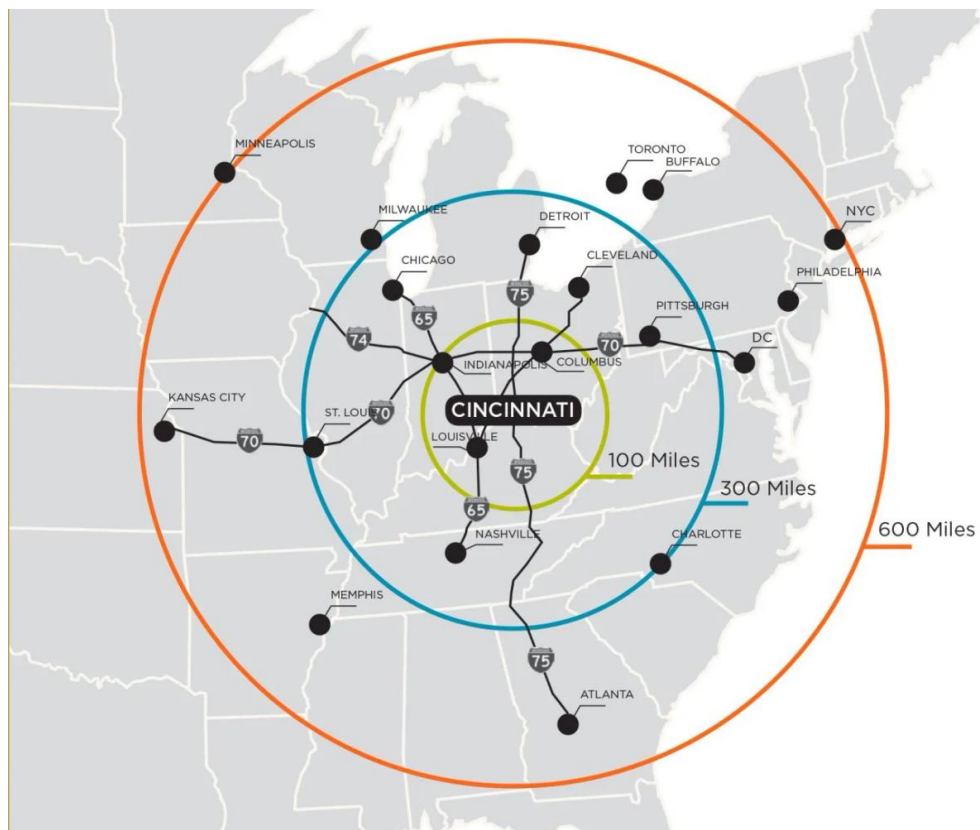
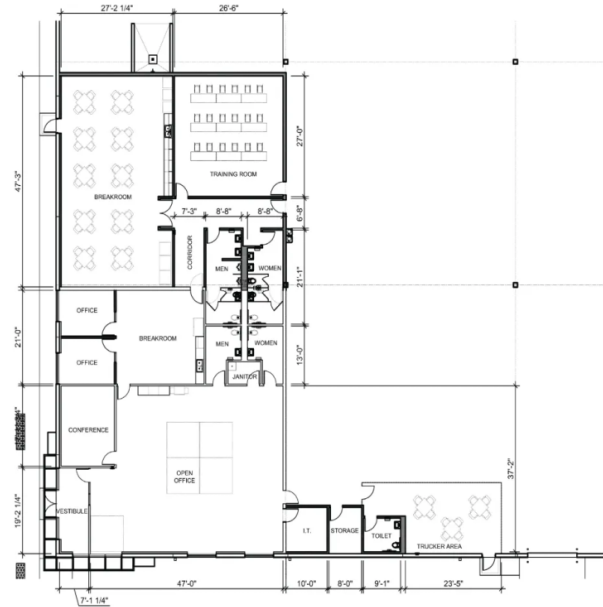
## Additional information

- 201 Richard Knock Highway is located in the heart of Greater Cincinnati’s logistics corridor with immediate proximity to FedEx Ground, Amazon Prime Air Hub, DHL International Hub, CSX, and Norfolk Southern. It boasts easy access to Interstates 75, 71, 74, and 275, with 60% of the US population within a one-day drive.
- Access to major thoroughfares, including Interstates 75, 71, 74, and 275, with Downtown Cincinnati only a 25-minute drive away

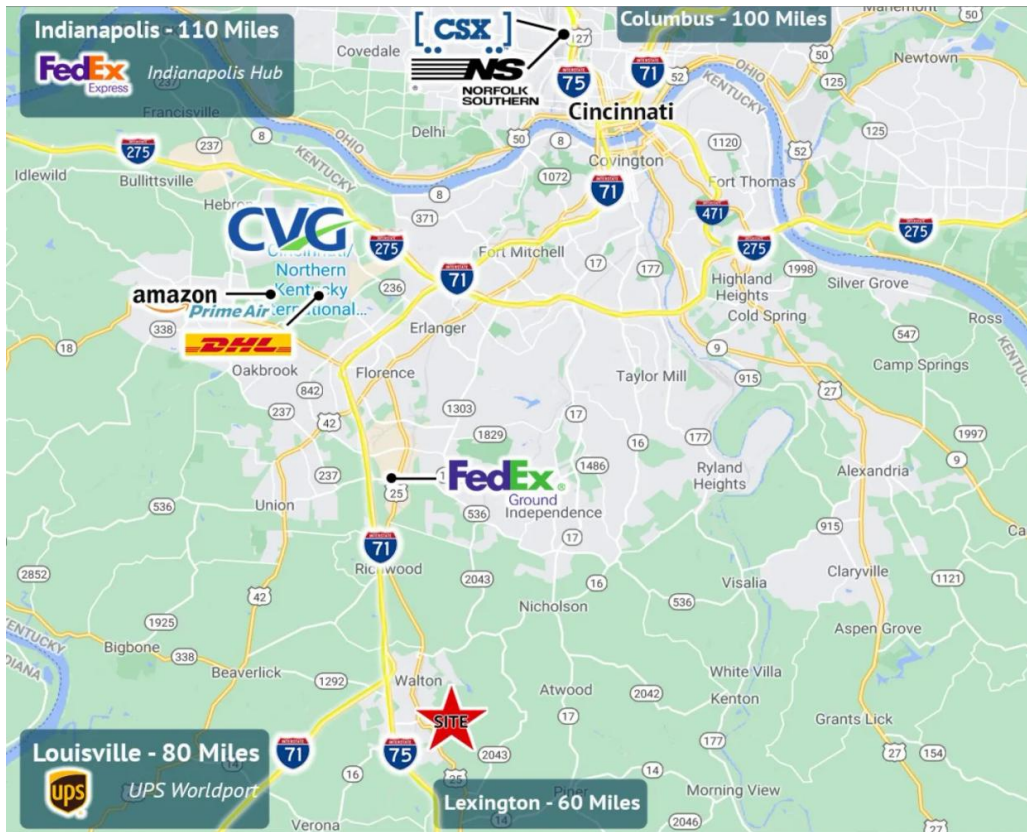
## Photos and floorplans



## Office Plan: 6,800 SF













## Location

## Population

Total Population	76,072
Total Labor Force	22,286
Unemployment Rate	
Median Household Income	\$88,794
Warehouse Employees	818
High School Education	65.6%

## Contact us

Learn more about this property or schedule a tour by reaching out to our local investment and leasing officer.



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