

Industrial Space for Lease

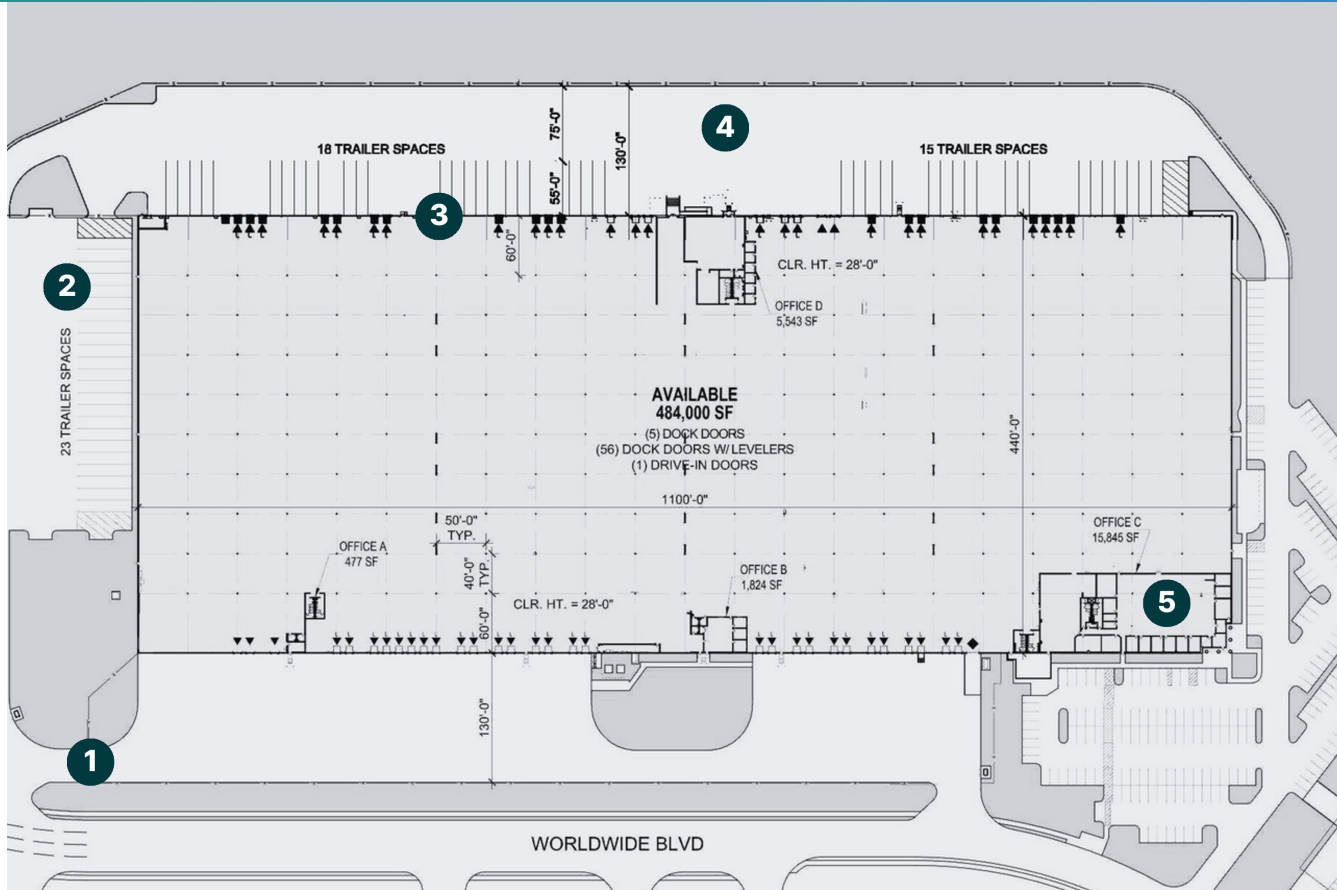
- Immediate access to I-275, I-75, and I-71
- Northern Kentucky submarket
- 6 miles to Northern Kentucky/Cincinnati International Airport



1155 WORLDWIDE BLVD, HEBRON, KY
Prologis Park West F



Site Plan



BUILDING SPECIFICATIONS

- 484,000 SF building
- 23,689 SF of office space
- 28' clear height
- Air conditioned warehouse
- (1) drive-in door
- (61) dock doors (56) equipped with pit levelers
- 40' x 50' wide column spacing with 60' x 50' speed bays
- 7" 4,000 psi concrete slab
- 7,000 amps total
 - 3,000 amps of power 277/480V 3 phase
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- ESFR fire suppression system
- LED lighting throughout the warehouse and offices
- 56 trailer parking spaces
- Additional (120) trailer parking spaces available on adjacent lot per a separate agreement

Make Ready Scope

- 1 Added enclosed fencing to fully-secure the truck court
- 2 Added paved lot on North end of the building for (23) trailer parking spots or (131) auto spots
- 3 Added additional dock doors, equipped with pit levelers
- 4 New paving in truck court with concrete apron
- 5 Office refresh with new paint and flooring using Landlord's premium finishes

DEMISE OPTIONS

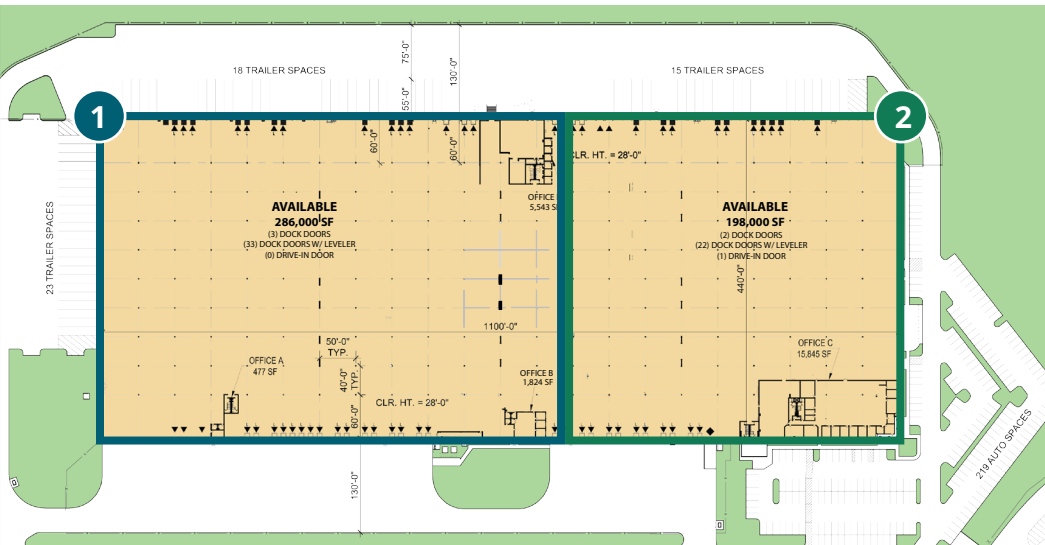
Site Plan One

1 Option 1

- 286,000 SF
- 3 dock doors
- 33 dock doors with leveler
- 0 drive-in door

2 Option 2

- 198,000 SF
- 2 dock doors
- 22 dock doors with leveler
- 1 drive-in door



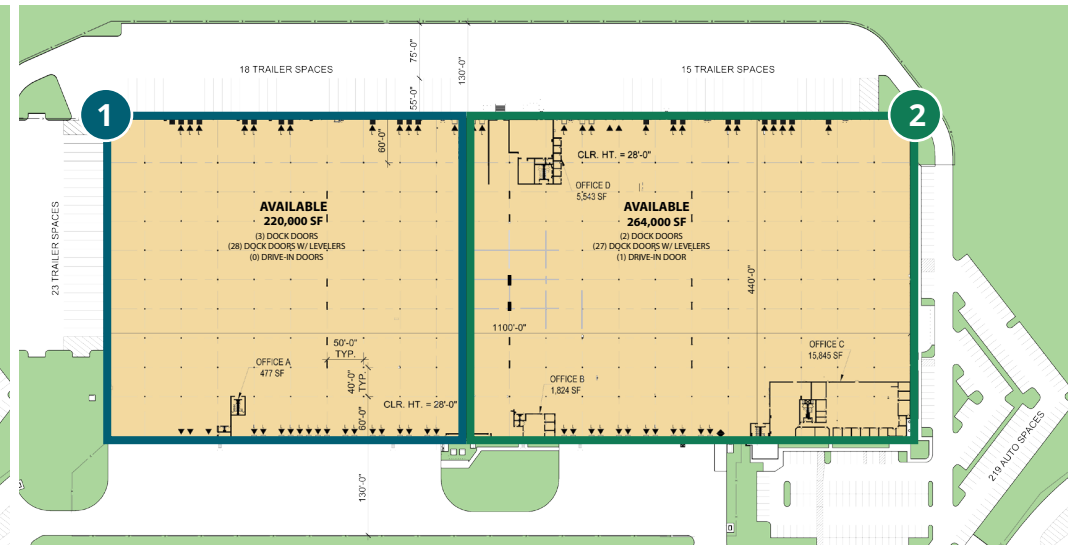
Site Plan Two

1 Option 1

- 220,000 SF
- 3 dock doors
- 28 dock doors with leveler
- 0 drive-in door

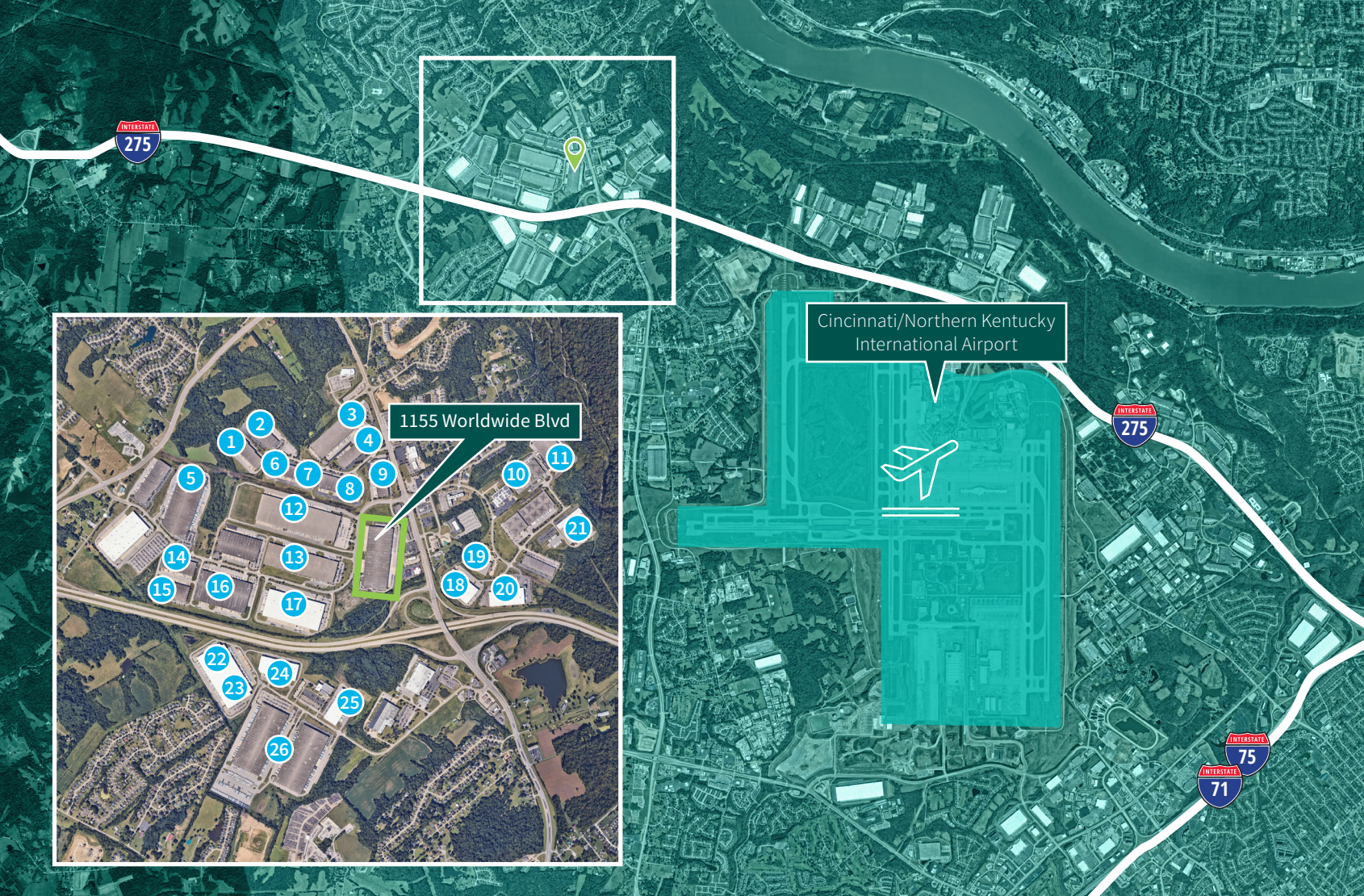
2 Option 2

- 264,000 SF
- 2 dock doors
- 27 dock doors with leveler
- 1 drive-in door



Corporate Neighbors

- 1 Renold Power
- 2 Sandvik ADC
- 3 Altium Packaging
- 4 Gap
- 5 Amazon
- 6 Setco
- 7 DHL
- 8 ABB
- 9 Carl Zeiss
- 10 Close the Loop
- 11 SKF Sealing
- 12 Fram Group
- 13 Pitney Bowes
- 14 Owens Minor
- 15 Ancra Cargo
- 16 Beat Your Price
- 17 Wayfair
- 18 GES
- 19 DAL
- 20 Verst
- 21 Pratt Industries
- 22 Ryder
- 23 Proximo
- 24 Fifth Sun
- 25 Monoprice
- 26 Amazon



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Prologis is the leading owner, operator and developer of industrial logistics real estate with approximately 1.2 billion square feet owned and under management in 19 countries on four continents.

Data as of September 30, 2024, for assets the company owned or had investments in, on a wholly owned basis or through co-investment ventures, properties and development projects.