



PARK 536 BUILDING 3

NEW BULK WAREHOUSE

OPPORTUNITY FOR LEASE



725 CLYMER COURT, INDEPENDENCE, KY 41015

CBRE

 VanTrust®

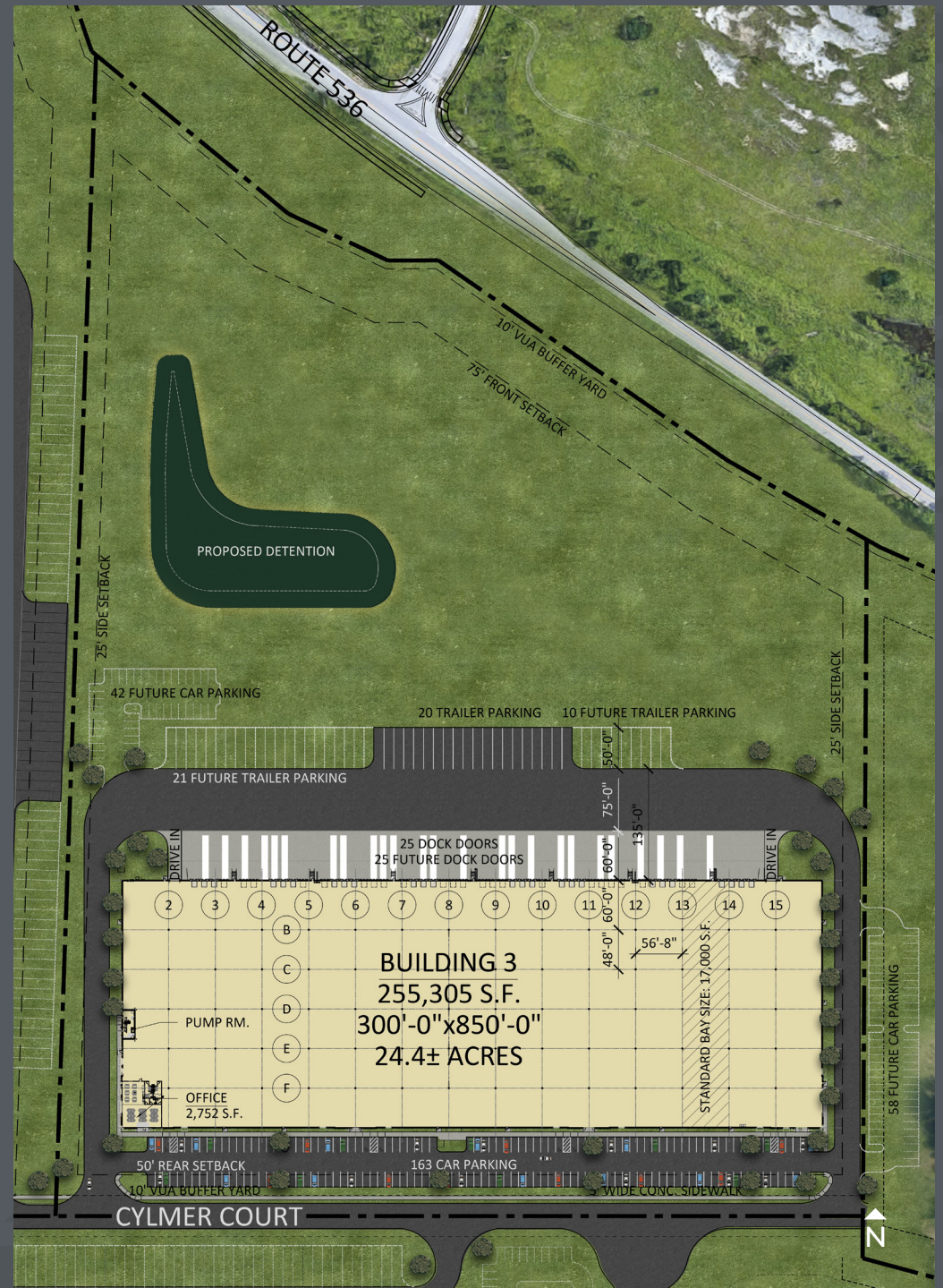
WELCOME TO PARK 536

Park 536 is a 104 acre, master planned industrial park strategically located just 1.7 miles from the I 75/I 71 double diamond interchange at Mt. Zion Road. The park sits along the newly constructed four lane KY 536 corridor and features a dedicated roundabout providing smooth, direct access into the development. Its location provides immediate access to CVG International Airport, DHL's Super Cargo Hub, and Amazon Air, and enables tenants to reach 60% of the U.S. population within a two day drive. Park 536 also benefits from major regional infrastructure investment and offers excellent access to area labor and amenities.



BUILDING 3 FOR LEASE

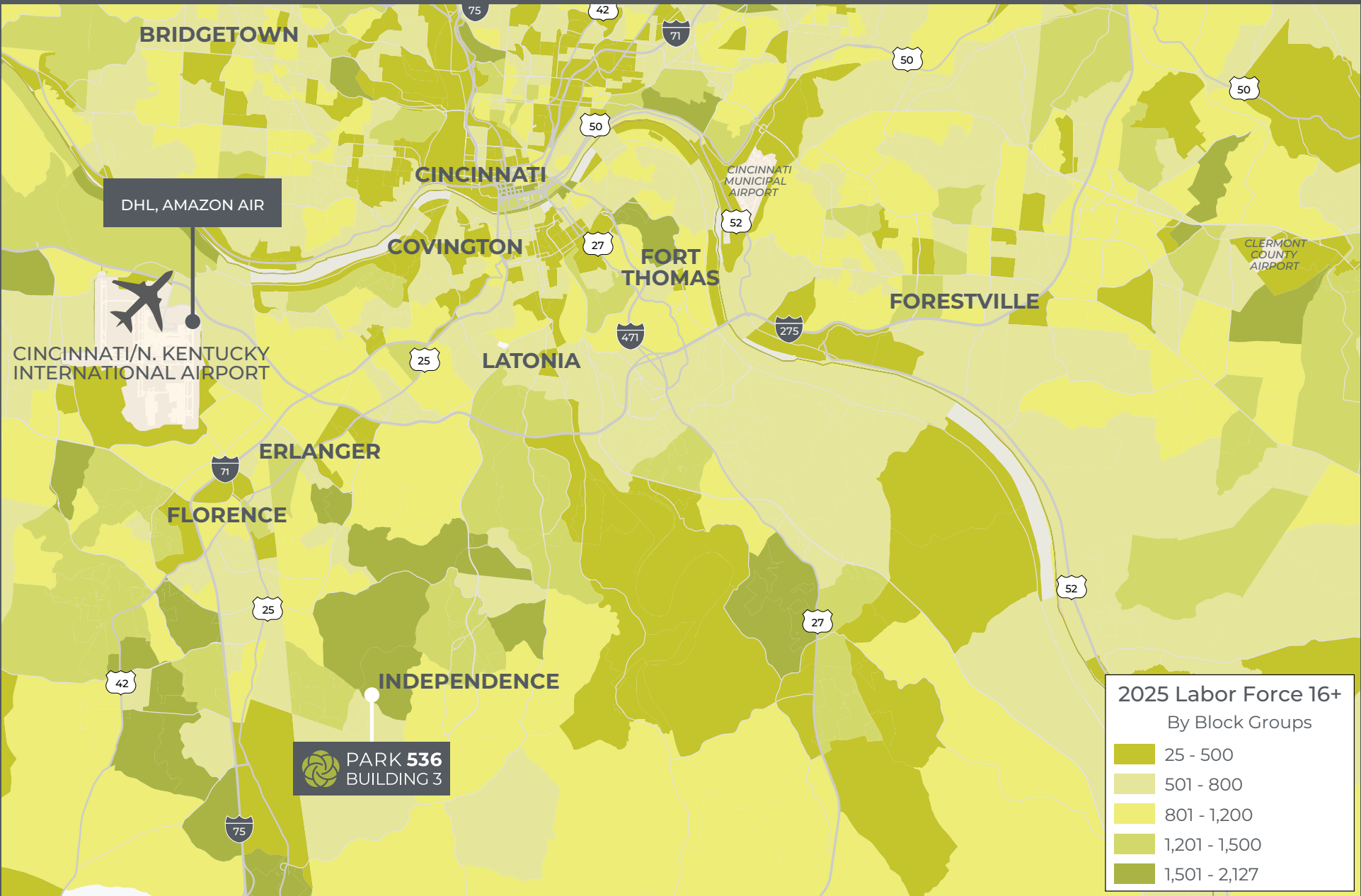
	255,305 SF Building Size		2,752 SF Office Size
	±24.4 ACRES Land Area		32' Clear Height
	300' x 850' Building Dimensions		17,000 SF Standard Bay Size
	60' Speed Bays		48' x 56'8" Column Spacing
	135' Truck Court Depth		300' Depth
	25 (25 Future) Dock Doors		ESFR Sprinklers
	163 SPACES (100 Future) Column Spacing		20 SPACES (31 Future) Trailer Parking



IDEALLY SITUATED IN INDEPENDENCE



STRONG LABOR ACCESS





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