

Hebron Industrial Spec Building

2105 Gateway Blvd, Hebron, KY 41048

Henkle Schueler
COMMERCIAL REAL ESTATE



COUNTY	PROPERTY TYPE	ZONING	SPACE AVAILABLE
Boone	Office/Warehouse	Industrial/Office	50,000 SF; expandable

**Contact Broker
for Sale or Lease
Pricing & Site Tour**

Property Description

- 50,000 SF including 2,160 spec office on 9.716 AC
- Expansion capabilities up to an additional 40,000 SF
- Immediate occupancy available
- 24' Clear Height
- 6" of unreinforced concrete slab over 6" stone

- Just 3 miles to I-275, minutes from CVG International Airport, and I-71/75
- **New Construction in the CVG Logistics Corridor Strategic Access to Amazon, DHL & FedEx Hubs**
- Three (3) dock doors and one (1) drive-in (12' x 16')
- Two additional dock doors can be added
- 52 current parking spaces with room for 19 additional spaces to be added



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JUNE 2025 UPDATE – CONSTRUCTION COMPLETED!



Learn more about our services—visit [SchuelerGroup.com](https://www.schuelergroup.com) today!
3000 Henkle Drive | Lebanon, OH 45036 | 859.448.9051 | 800.589.7535

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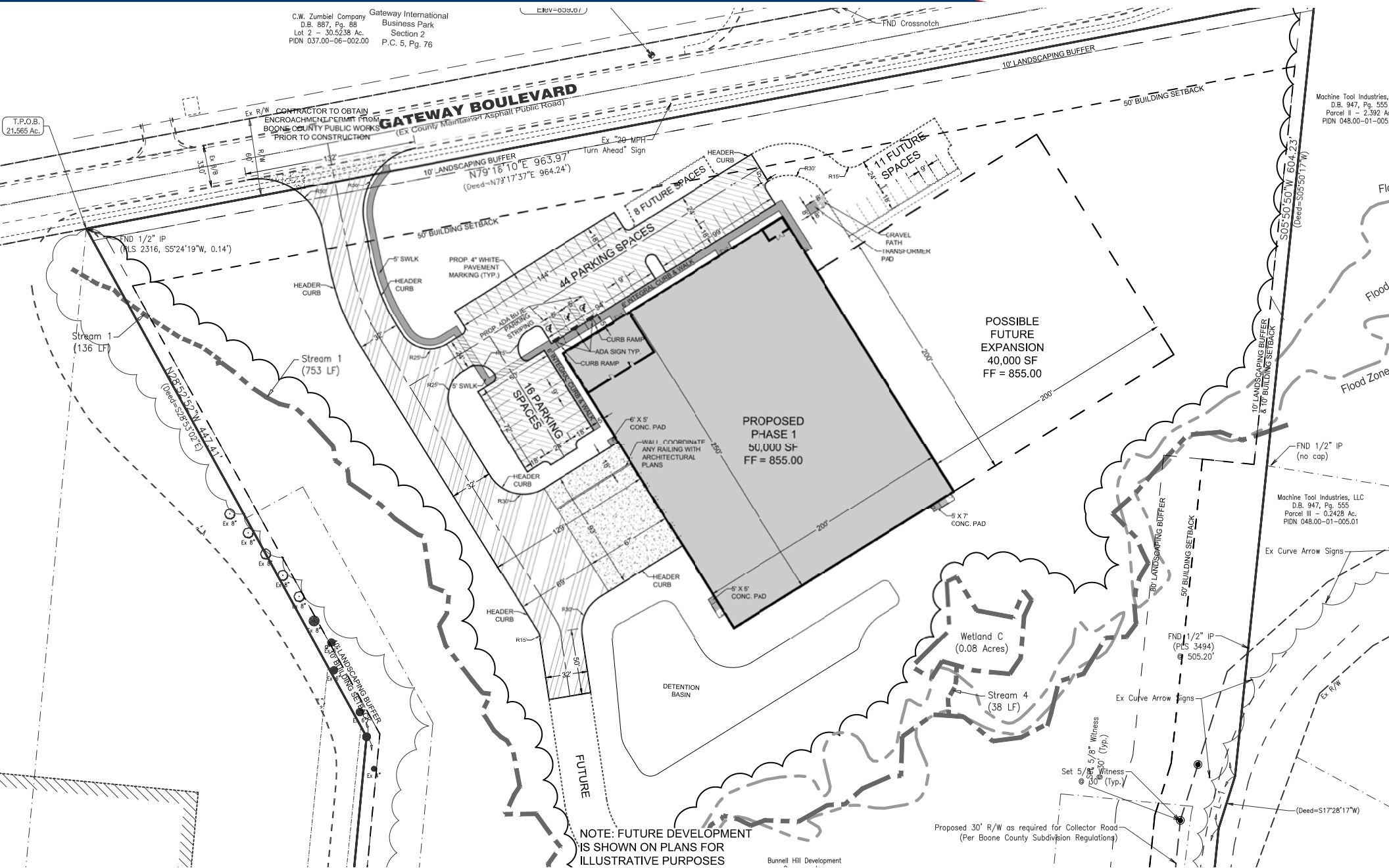
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C.W. Zumbiel Company
D.B. 887, Pg. 88
Lot 2 - 30.5238 Ac.
PIDN 037.00-06-002.00

Gateway International
Business Park
Section 2
P.C. 5, Pg. 76



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Radius	1 Mile		3 Mile		5 Mile	
Population						
2027 Projection	3,355		29,739		73,409	
2022 Estimate	3,129		27,928		68,908	
2010 Census	2,689		25,187		61,238	
Growth 2022 - 2027	7.22%		6.48%		6.53%	
Growth 2010 - 2022	16.36%		10.88%		12.52%	
2022 Population by Hispanic Origin	144		1,037		2,393	
2022 Population	3,129		27,928		68,908	
White	2,870	91.72%	25,612	91.71%	62,613	90.86%
Black	123	3.93%	1,213	4.34%	2,978	4.32%
Am. Indian & Alaskan	7	0.22%	71	0.25%	145	0.21%
Asian	32	1.02%	358	1.28%	1,528	2.22%
Hawaiian & Pacific Island	7	0.22%	57	0.20%	105	0.15%
Other	90	2.88%	619	2.22%	1,539	2.23%
U.S. Armed Forces	0		32		64	
Households						
2027 Projection	1,318		10,767		26,464	
2022 Estimate	1,228		10,090		24,818	
2010 Census	1,043		8,975		21,952	
Growth 2022 - 2027	7.33%		6.71%		6.63%	
Growth 2010 - 2022	17.74%		12.42%		13.06%	
Owner Occupied	898	73.13%	7,568	75.00%	18,880	76.07%
Renter Occupied	330	26.87%	2,522	25.00%	5,939	23.93%
2022 Households by HH Income	1,227		10,091		24,818	
Income: <\$25,000	41	3.34%	740	7.33%	2,447	9.86%
Income: \$25,000 - \$50,000	320	26.08%	1,871	18.54%	4,347	17.52%
Income: \$50,000 - \$75,000	397	32.36%	2,211	21.91%	4,907	19.77%
Income: \$75,000 - \$100,000	211	17.20%	1,546	15.32%	3,337	13.45%
Income: \$100,000 - \$125,000	91	7.42%	1,555	15.41%	3,873	15.61%
Income: \$125,000 - \$150,000	67	5.46%	890	8.82%	2,210	8.90%
Income: \$150,000 - \$200,000	92	7.50%	931	9.23%	2,413	9.72%
Income: \$200,000+	8	0.65%	347	3.44%	1,284	5.17%
2022 Avg Household Income	\$75,952		\$91,387		\$95,085	
2022 Med Household Income	\$59,673		\$78,614		\$80,304	

Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	51	1,405	28
Retail & Wholesale Trade	7	374	53
Hospitality & Food Service	0	0	0
Real Estate, Renting, Leasing	2	7	4
Finance & Insurance	0	0	0
Information	2	5	3
Scientific & Technology Services	4	152	38
Management of Companies	0	0	0
Health Care & Social Assistance	9	41	5
Educational Services	3	227	76
Public Administration & Sales	3	21	7
Arts, Entertainment, Recreation	4	29	7
Utilities & Waste Management	4	371	93
Construction	6	119	20
Manufacturing	5	50	10
Agriculture, Mining, Fishing	0	0	0
Other Services	2	9	5

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