

# 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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COMMERCIAL REAL ESTATE

**Lara Gastright**

*Commercial Sales Associate*

C: 859.653.8325

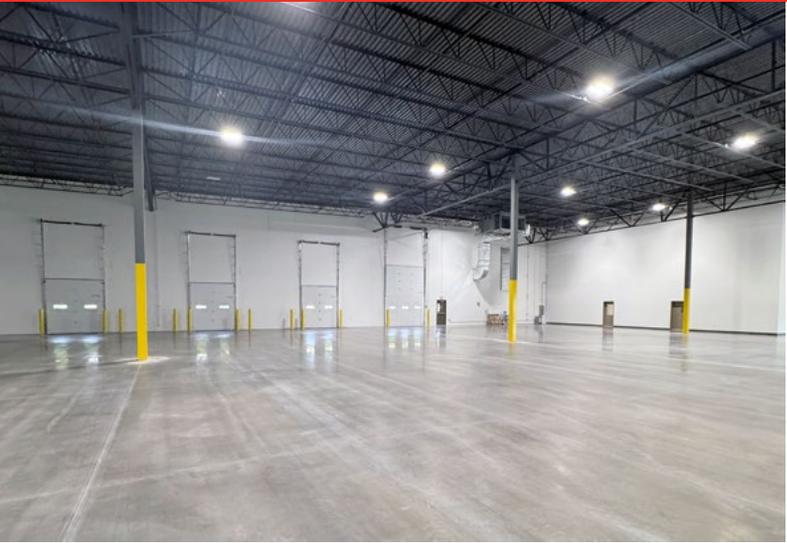
O: 859.448.9051

[lgastright@hsabh.com](mailto:lgastright@hsabh.com)

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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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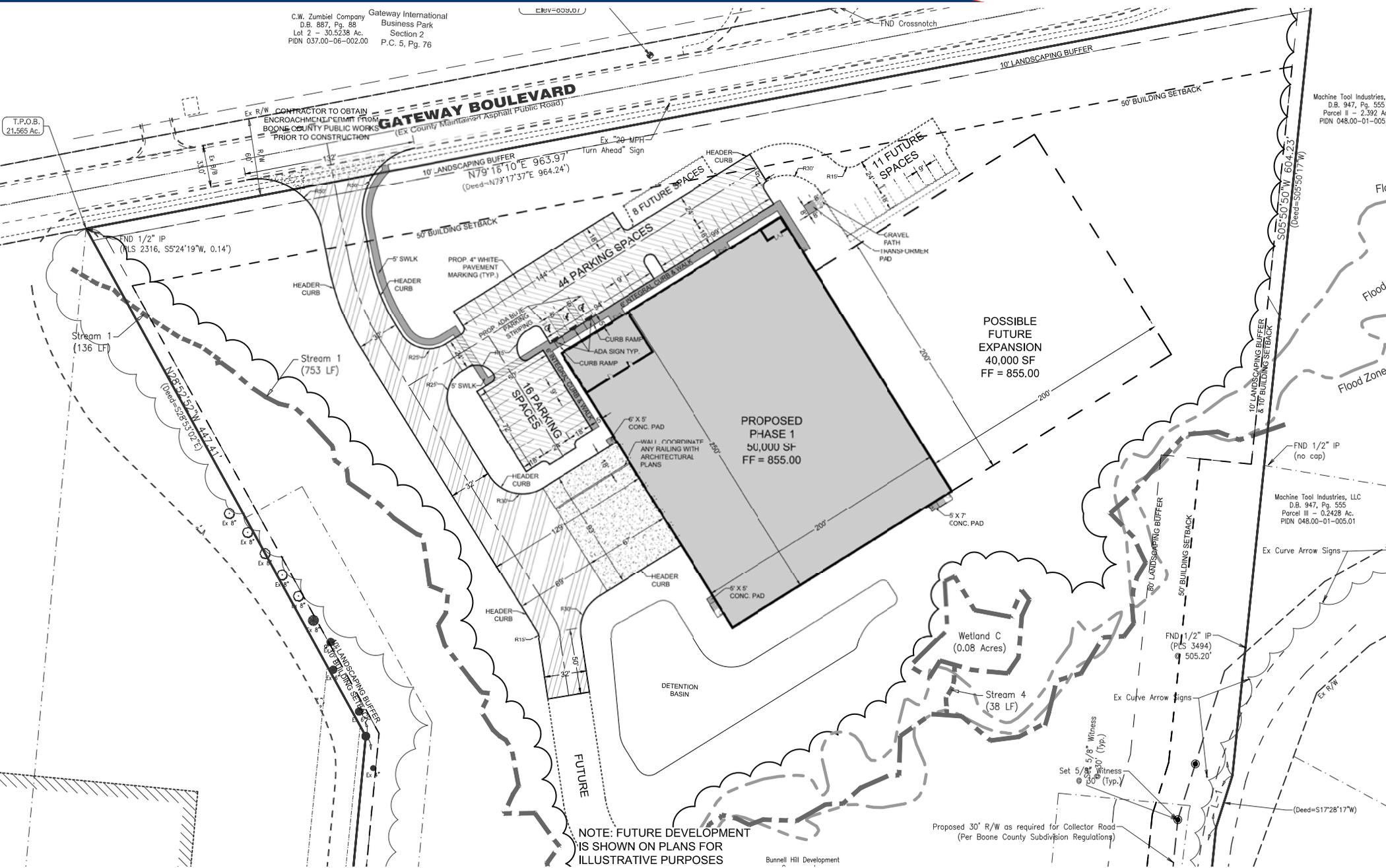
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C.W. Zumbiel Company Gateway International  
D.B. 887, Pg. 88 Business Park  
Lot 2 - 30.5238 Ac. Section 2  
PIDN 037.00-06-002.00 P.C. 5, Pg. 76



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Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
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%
<b>2022 Population by Hispanic Origin</b>	144	1,037	2,393
<b>2022 Population</b>	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
<b>Households</b>			
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%
<b>2022 Households by HH Income</b>			
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%
<b>2022 Avg Household Income</b>	\$75,952	\$91,387	\$95,085
<b>2022 Med Household Income</b>	\$59,673	\$78,614	\$80,304

Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
<b>Total Businesses</b>	<b>51</b>	<b>1,405</b>	<b>28</b>
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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