



# 1102 AVIATION BLVD.

HEBRON, KY 41048

AVAILABLE FOR LEASE OR SALE

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## PROPERTY HIGHLIGHTS

 **98,884 SqFt**

- Located in Hebron, KY (Boone County) in the desirable Airport Submarket minutes to I-275 and I-71/75
- 18.81 Total Acres
- Building and truck court are expandable with possible outdoor/trailer storage
- Building is divisible and can Accommodate Two (2) ~50K SqFt Tenants
- 480-volt, 3-phase, approximately 4,000 amps
- Five (5) docks (expandable) and three (3) drive-in doors
- Corporate Headquarters Type Environment with 190 Striped Parking Spaces
- Available Q1 2026
- Lease Rate: Negotiable
- OpEx/CAM: Approximately \$1.00/SqFt
- Sale Price: Negotiable

 [CLICK HERE FOR AERIAL VIDEO](#)

## PROPERTY DETAILS

Total SqFt:	98,884
Office SqFt:	16,573
Warehouse SqFt:	82,311
Acreage:	18.81 acres
Clear Height:	20'-22'
Year Built:	1994
Type Construction:	Concrete
Lighting:	LED
Column Spacing:	35' x 45'
Dock door:	Five (5), with ability to expand
Drive-in door:	Three (3)
Sprinkler:	Yes-Wet System
Electrical Service:	480-volts, 3-phase, approximately 4,000-amps
Heat:	Gas Heat in Warehouse, full hvac in office
Roof:	New (replaced 2025)
Truck court:	170'
Parking Lot:	One hundred Ninety (190) spaces
Restrooms:	Two Sets in Offices, Two Sets in Warehouse (One locker room)
Boone County Parcel ID:	047.00-08-002.00



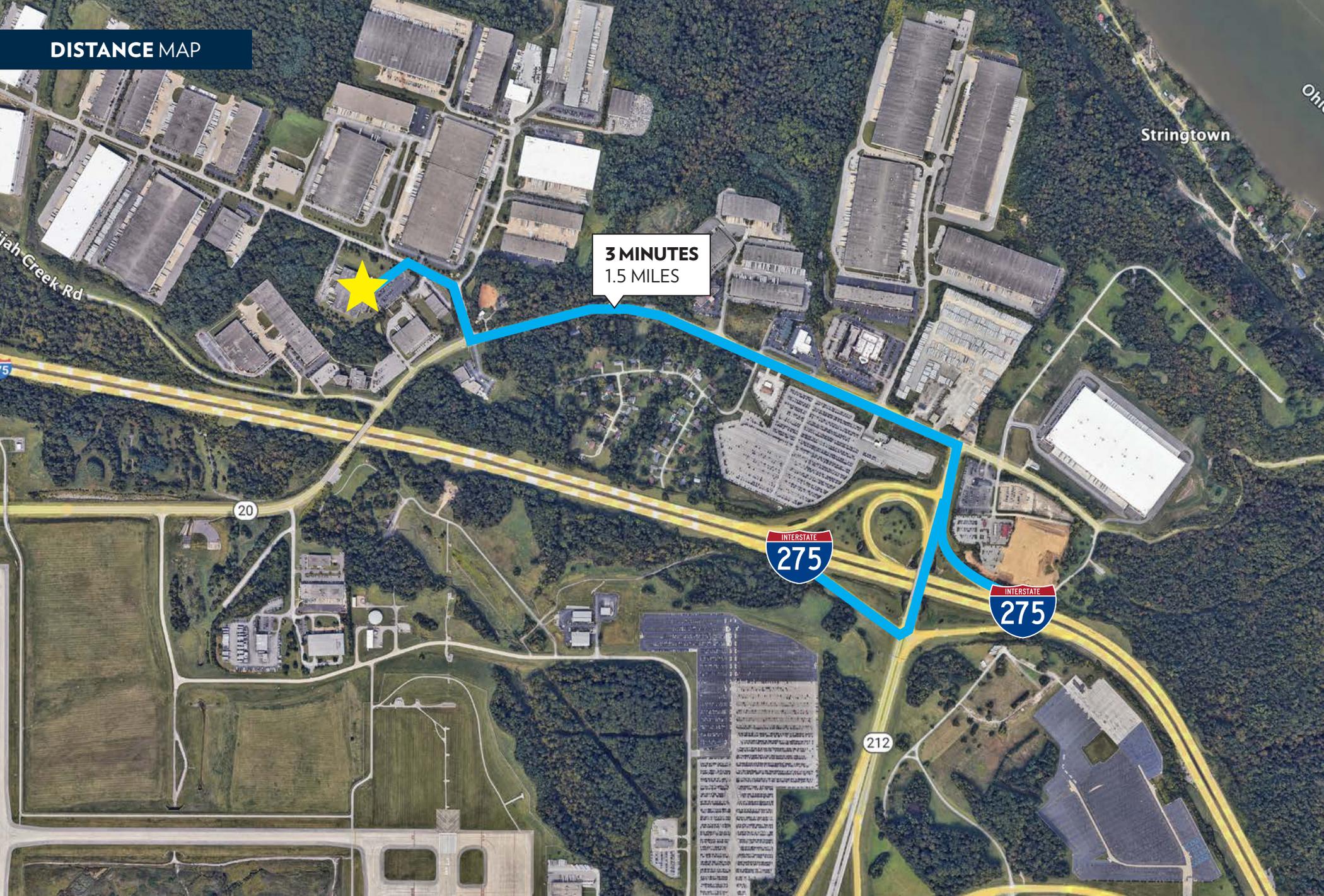
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## DISTANCE MAP



3 MINUTES  
1.5 MILES

Jiah Creek Rd

Stringtown

20

INTERSTATE  
275

INTERSTATE  
275

212

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## PARCEL OUTLINE



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