



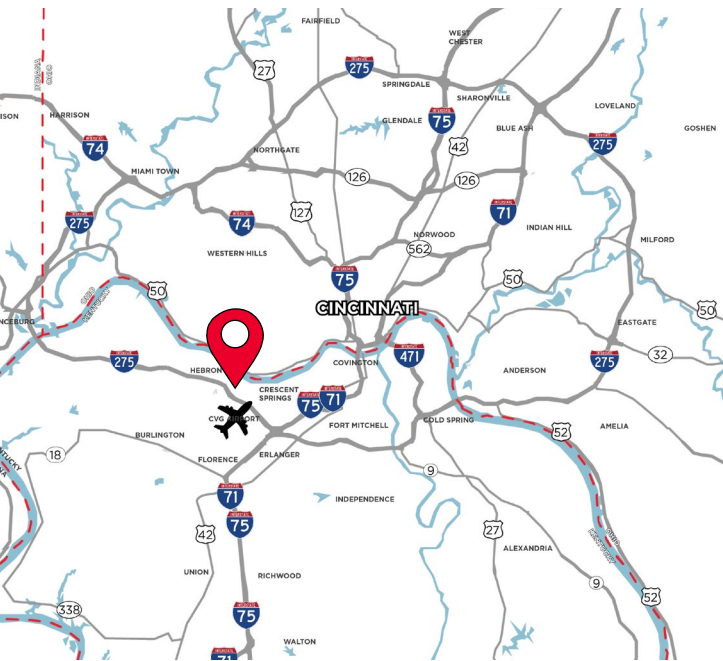
67,514 SF AVAILABLE

1370 AVIATION

HEBRON, KY 41048

CLASS A MODERN BULK

AVAILABLE 10/1/2024



PROPERTY HIGHLIGHTS

- 67,514 SF Available
- 1,387 SF Office
- 32' Clear Height
- LED Lighting
- (10) 9'x10' Dock Doors Fully Equipped
- Easy access to I-275 & I-75/71
- Close proximity to Cincinnati/N. Kentucky International Airport, DHL SuperCargo and Amazon Prime Air Hubs

For more information, contact:

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FOR LEASE

1370 AVIATION BLVD

HEBRON, KY 41048

BUILDING SPECIFICATIONS

LEASE RATE: Negotiable + \$1.85 SF OPEX

LOCATION	Hebron, KY (Boone County)	LIGHTING	LED
TOTAL SIZE	160,984 SF	DOCK DOORS	(10) 9'x10' fully equipped with mechanical pit levelers & seals; (9) knock outs
AVAILABLE SIZES	67,514 SF	FIRE PROTECTION	ESFR
OFFICE SIZE	1,387 SF	ROOF	Single-ply, 45 mil white TPO
ACRES	11.46 Acres	ELECTRIC	2,000 amp, 277/480 volt, 3 phase
YEAR BUILT	2019	HVAC	Gas-fired 80/20 MAU's
CONSTRUCTION	Tilt-up concrete	ELECTRIC/GAS	www.owenelectric.com www.duke-energy.com
CLEAR HEIGHT	32'	WATER	www.nkywater.org
FLOORS	7" unreinforced concrete	SEWER	www.sd1.org
PARKING	135 Spaces (Total Building)	TELEPHONE	www.altafiber.com
ZONING	I-1, Light Industrial	DATA	www.spectrum.com

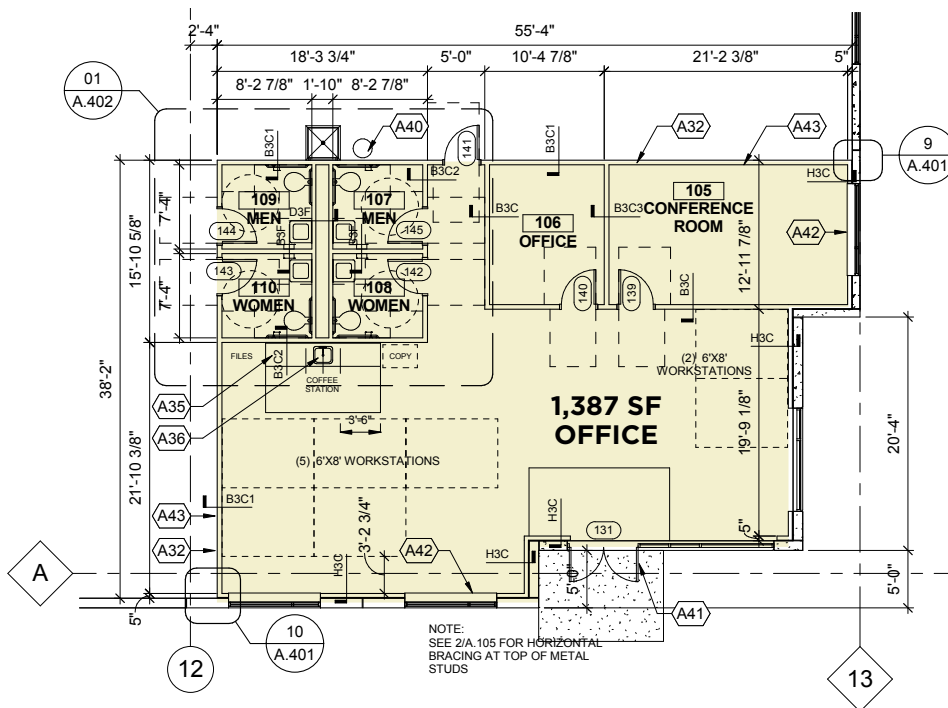
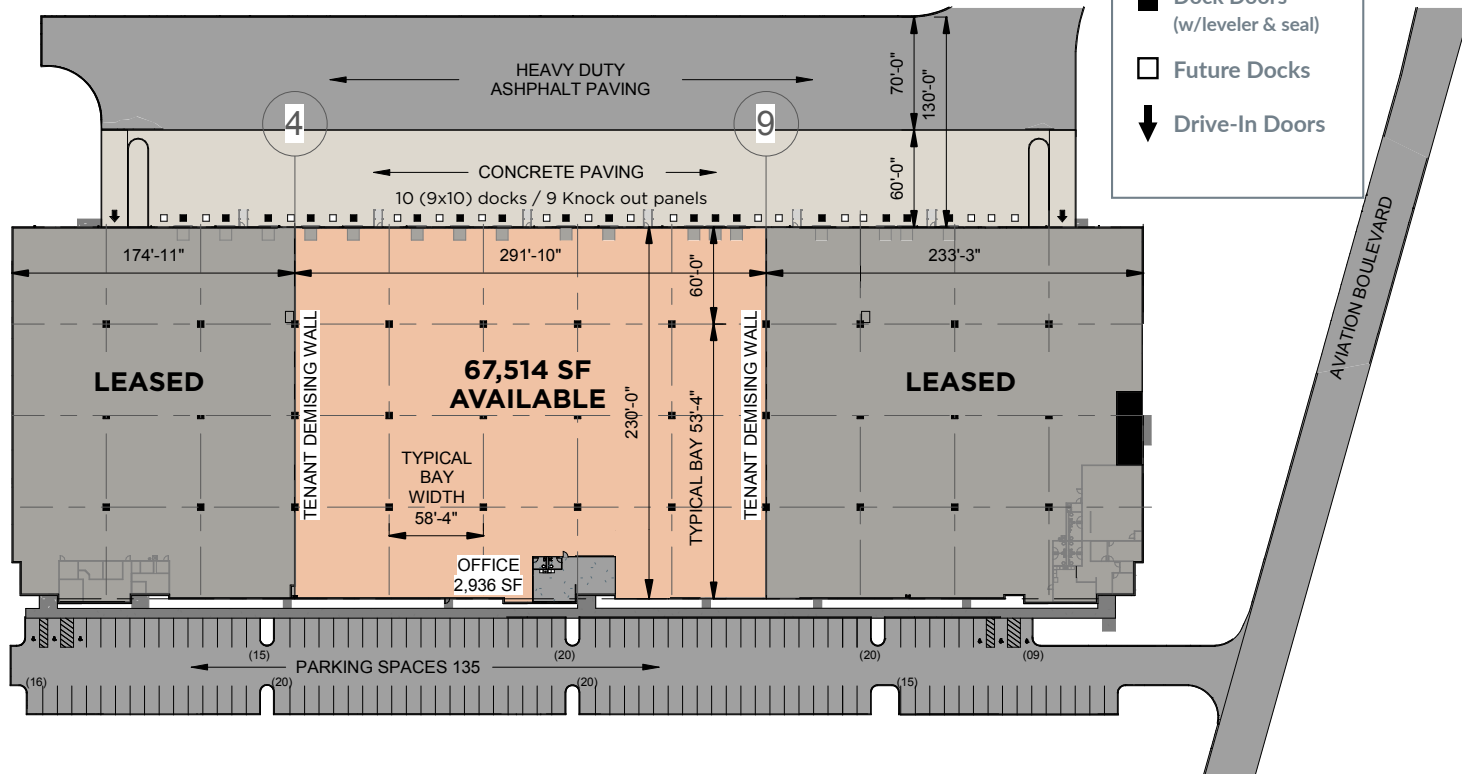


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BUILDING PHOTOS

LEGEND

- Dock Doors (w/leveler & seal)
- Future Docks
- ↓ Drive-In Doors



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BUILDING PHOTOS



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AERIAL



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