

BUILDING N2
1765 WORLDWIDE BLVD
HEBRON, KY —



NORTHPOINT
AT PARK WEST

**±387,200 S.F.
WAREHOUSE &
DISTRIBUTION FACILITY**



CBRE

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This site features convenient access to the regional highway system, high visibility along I-275 and close proximity to local amenities.

LOCATION



REGIONAL DRIVE-TIMES

Cincinnati	21 miles	0 hrs 32 min
Dayton	74 miles	1 hr 11 min
Detroit	284 Miles	4 hrs 18 min
Chicago	295 Miles	4 hrs 47 min
Pittsburgh	315 Miles	4 hrs 59 min
St. Louis	351 Miles	5 hrs 18 min
Atlanta	460 Miles	7 hrs 16 min

DRIVE-TIME/POPULATION

1 Hour	2,190,046
2 Hours	7,596,390
4 Hours	20,556,672
8 Hours	90,377,796



OVERVIEW

Park West International is one of Greater Cincinnati's premier industrial parks. NorthPoint at Park West Building N2 is an ideal location for local, regional and national distribution.



PRIME LOCATION

Located within a 2-day drive of 60% of the U.S. population, and has easy access to I-275 and minutes from I-71/I-75



HIGHWAY ACCESS AND FTZ AREA

Adjacent to new Graves Rd. Interchange, and located within the Greater Cincinnati Foreign Trade Zone. Please visit gcftz.com/explore-ftzs/ for additional information.



TANK BUS STOP/ PUBLIC TRANSIT

Visit Tankbus.org for more info on the Worldwide Boulevard / Hebron Express route.



SIZABLE LABOR POOL

Diverse and affordable labor availability capable of supporting distribution and warehousing operations.

±387,200 TOTAL SF — BUILDING N2
OPTION A



Dock Doors	41 (expandable to 78) 41 fully equipped dock packages. 5 overhead doors
Drive-In Doors	2
Auto Parking	225 (expandable upon request)
Loading	Cross-Dock
Column Spacing	60' x 40'
Speed Bay	60' x 60'
Clear Height	32'
Trailer Parking	Available upon request
Power	4,600 amps 480/277 volt, 3 phase

Building Dimensions	880' x 440'
Truck Court	130-150'
Lighting	LED with motion sensors
Fire Sprinkler	ESFR
Year Built	2008
HVAC	525 tons cooling capacity with design target of 78-82°F at 91°F outside air temperature
Generator	Cummins model DSGA A-1214729 100 kW, 125 kVA diesel standby generator, 350 gallon fuel tank



±211,393 TOTAL SF — BUILDING N2
OPTION B



Dock Doors	23 (expandable to 45) 23 fully- equipped dock packages. 2 overhead doors	Truck Court	130-150'
Drive-In Doors	1	Lighting	LED with motion sensors
Auto Parking	136	Fire Sprinkler	ESFR
Loading	Cross-Dock	Year Built	2008
Column Spacing	60' x 40'	HVAC	300 tons cooling capacity with design target of 78-82°F at 91°F outside air temperature
Speed Bay	60' x 60'	Generator	Cummins model DSGA A-1214729 100 kW, 125 kVA diesel standby generator, 350 gallon fuel tank
Clear Height	32'		
Power	3,000 amps 480/277 volt, 3 phase		
Building Dimensions	480' x 440'		



±175,807 TOTAL SF — **BUILDING N2**
OPTION C



Dock Doors	18 (expandable to 33) 18 fully-equipped dock packages. 3 overhead doors
Drive-In Doors	1
Auto Parking	89 (expandable upon request)
Loading	Cross-Dock
Column Spacing	60' x 40'
Speed Bay	60' x 60'
Clear Height	32'
Trailer Parking	Available upon request
Power	1,600 amps 480/277 volt, 3 phase

Building Dimensions	400' x 440'
Truck Court	130-150'
Lighting	LED with motion sensors
Fire Sprinkler	ESFR
Year Built	2008
HVAC	225 tons cooling capacity with design target of 78-82°F at 91°F outside air temperature



PHOTOS —

BUILDING N2

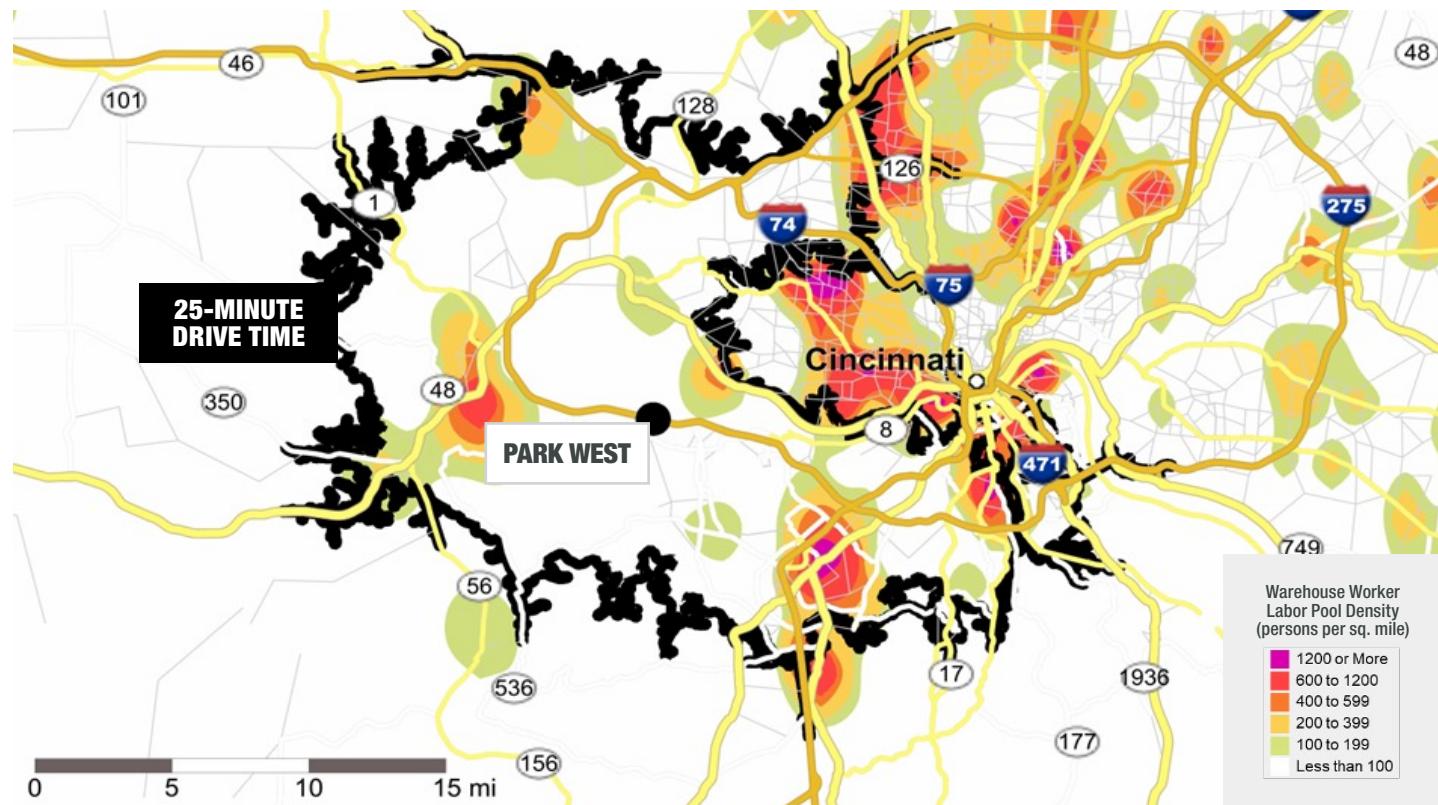


LABOR ANALYSIS



The regional labor shed within a 25-minute drive of Park West consists of a warehouse worker labor pool of over 23,000 people. The region offers higher unemployment, moderate affluence and no union elections within warehouse operations.

WAREHOUSE WORKER LABOR POOL DENSITY (PEOPLE PER SQUARE MILE), 2024



- Large Warehouse Worker Labor Pool
- Moderate affluence
- No union elections
- Forklift Operator Median Hourly Wage: **\$26.76**
- Fulfillment Specialist Median Hourly Wage: **\$22.87**

SELECTED LABOR MARKET STATISTICS, Q3 2024 (25-MINUTE DRIVE TIME)

LOCATION	POPULATION TOTAL	WAREHOUSE WORKER LABOR POOL		WORKING AGE PARTICIPATION RATE	DECEMBER 2024 UNEMPLOYMENT	
		TOTAL	CONCENTRATION V.S. U.S. = 1.0		RATE	TOTAL
Park West	318,718	23,890	0.7	89%	4.3%	7,773
U.S. Average	--	--	1.0	79%	4.1%	--

AREA AFFLUENCE MEDIAN HOUSEHOLD INCOME		BLUE COLLAR TOTAL UNDEREMPLOYED	PART-TIME COLLEGE STUDENT ENROLLMENT	WAREHOUSE UNION ELECTIONS 2020 TO 2024	
TOTAL	LESS THAN \$35K			# OF ELECTIONS	% WINS
\$86,517	19.8%	12,554	31,913	0	0%
\$76,141	22.6%	--	--	--	--

■ Better Conditions

■ Moderate Conditions

■ Less Desirable Conditions