

**BUILDING N2**  
**1765 WORLDWIDE BLVD**  
**HEBRON, KY** —



**NORTHPOINT**  
AT PARK WEST

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



**Doug Whitten**  
Executive Vice President  
513.600.6700  
[doug.whitten@cbre.com](mailto:doug.whitten@cbre.com)

**Jeremy Kraus**  
Executive Vice President  
513.623.1225  
[jeremy.kraus@cbre.com](mailto:jeremy.kraus@cbre.com)





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/](http://gcftz.com/explore-ftzs/) for additional information.



## TANK BUS STOP/ PUBLIC TRANSIT

Visit [Tankbus.org](http://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



<b>Dock Doors</b>	41 (expandable to 78) 41 fully- equipped dock packages. 5 overhead doors	<b>Building Dimensions</b>	880' x 440'
<b>Drive-In Doors</b>	2	<b>Truck Court</b>	130-150'
<b>Auto Parking</b>	225 (expandable upon request)	<b>Lighting</b>	LED with motion sensors
<b>Loading</b>	Cross-Dock	<b>Fire Sprinkler</b>	ESFR
<b>Column Spacing</b>	60' x 40'	<b>Year Built</b>	2008
<b>Speed Bay</b>	60' x 60'	<b>HVAC</b>	525 tons cooling capacity with design target of 78-82°F at 91°F outside air temperature
<b>Clear Height</b>	32'	<b>Generator</b>	Cummins model DSGA A-1214729 100 kW, 125 kVA diesel standby generator, 350 gallon fuel tank
<b>Trailer Parking</b>	Available upon request		
<b>Power</b>	4,600 amps 480/277 volt, 3 phase		





±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'		

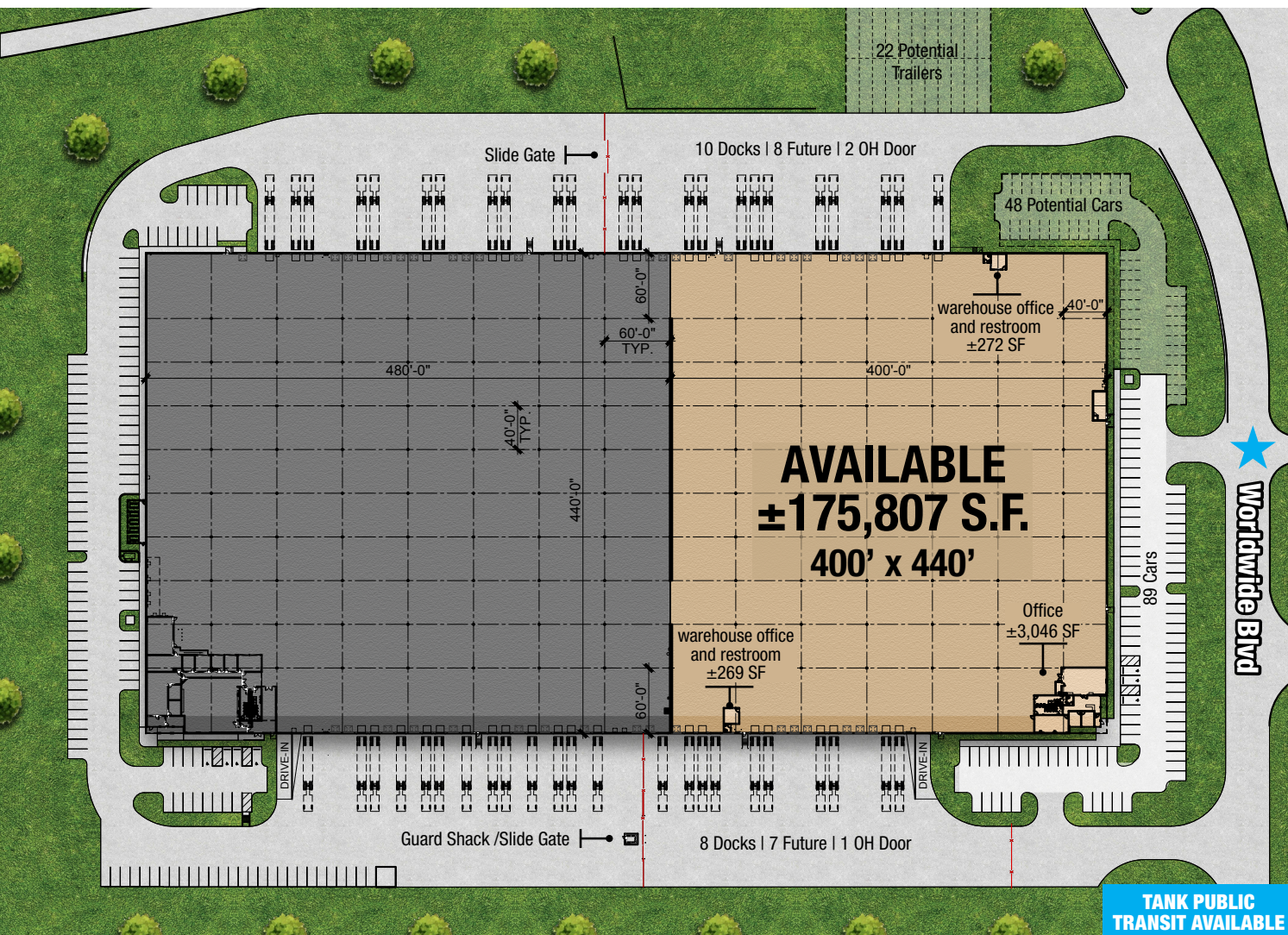




±175,807 TOTAL SF

# BUILDING N2

## OPTION C



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

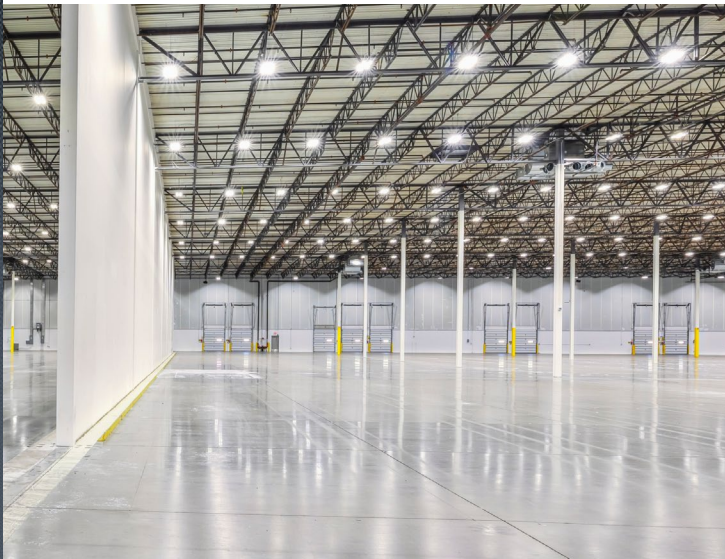
<b>Building Dimensions</b>	400' x 440'
<b>Truck Court</b>	130-150'
<b>Lighting</b>	LED with motion sensors
<b>Fire Sprinkler</b>	ESFR
<b>Year Built</b>	2008
<b>HVAC</b>	225 tons cooling capacity with design target of 78-82°F at 91°F outside air temperature





# 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