

LOGISTICS PARK **75**

RICHARD KNOCK MEMORIAL HWY, WALTON, KY



FOR LEASE OR BTS

LOT 4: 150,000 - 330,000 SF
NEW MODERN BULK DISTRIBUTION BUILDINGS



FOR MORE INFORMATION, CONTACT

Jeffrey R. Bender, SIOR, CCIM
Executive Vice Chair
+1 859 653 1346
jeff.bender@cushwake.com

Seattle Stein
Director
+1 513 763 3027
seattle.stein@cushwake.com



Cushman & Wakefield Copyright 2024. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



PARK OVERVIEW

Logistics Park 75 (LP 75), a 272 acre master planned industrial park consisting of multiple buildings from 150,000 SF to 900,000 SF and located in the heart of the logistics corridor of Greater Cincinnati.

Located East of I-75 & I-71 with ease of access, LP 75 is just 15 miles South of CVG International Airport and other Logistic hubs: Amazon, DHL, UPS & FedEx.

Northern Kentucky is a one-day drive to the majority of the eastern U.S., from Minneapolis all the way through Atlanta to Southern Florida. Products manufactured in Kentucky can get anywhere in the world virtually overnight.

LOGISTICS PARK **75**



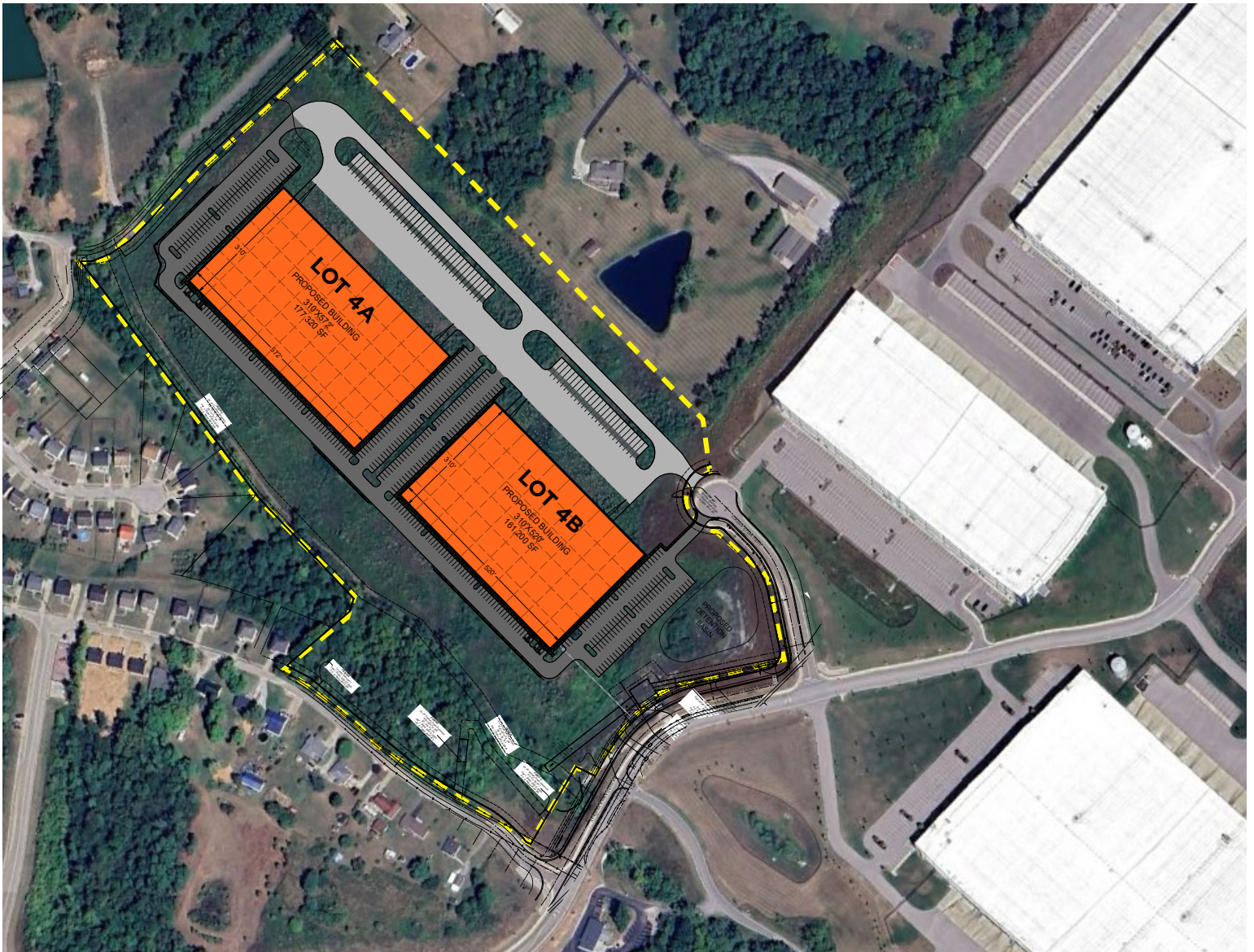
UP TO 330,000
SQ. FT.



35±
ACRES



Q2 2025
DELIVERY

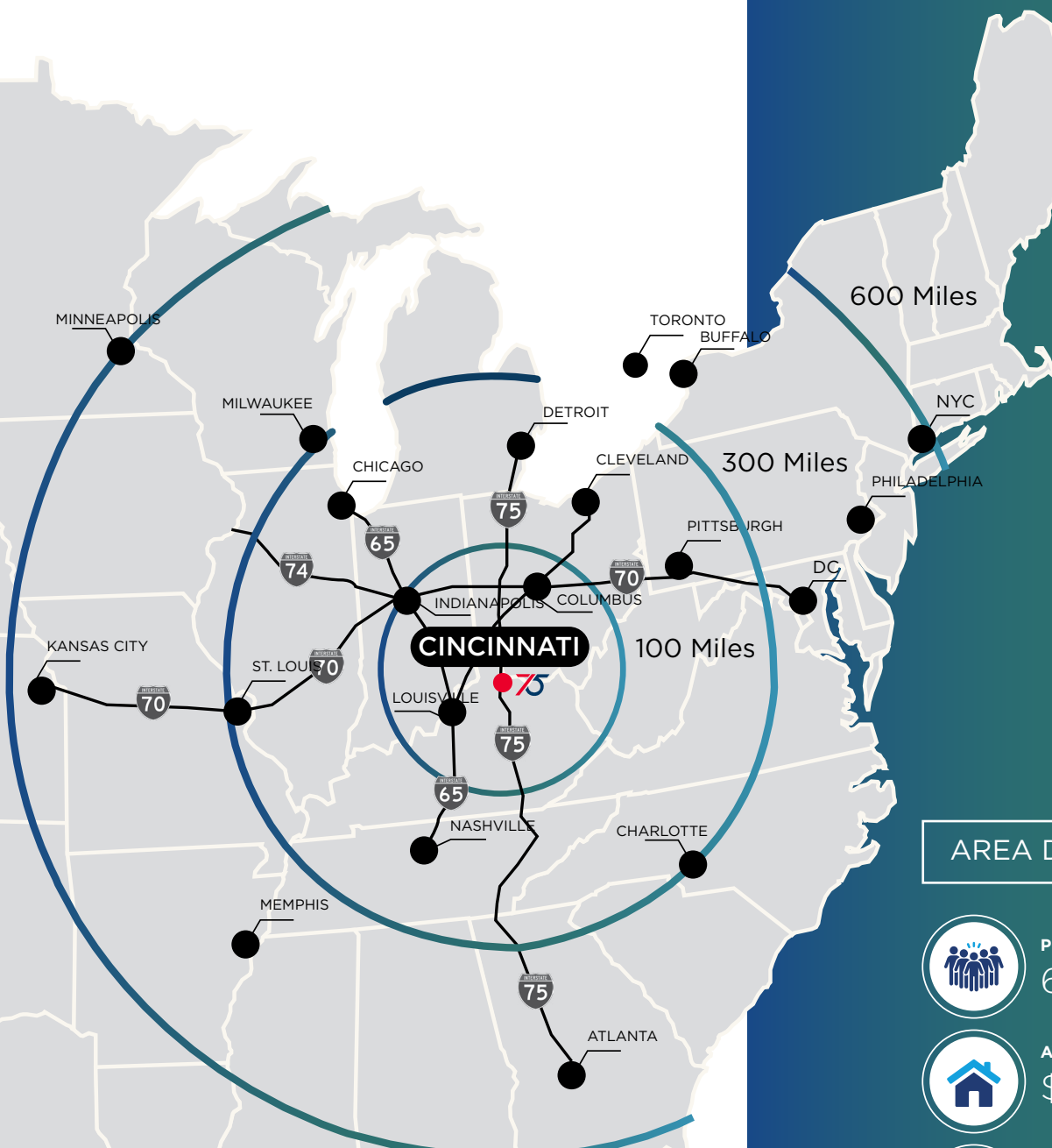


KEY SPECIFICATIONS

**Figures are estimated only*







Building 4A Size:	177,320 SF (310' x 572')
Construction:	Concrete Tilt-Up
Configuration:	Rear-Load
Clear Height:	32'
Fire Suppression:	ESFR
Doors:	32 (9'x10') Docks; 2 (14'x16') Drive-Ins
Auto Parking:	265 Auto Spaces
Trailer Parking:	39 Trailer Stalls

Building 4B Size:	161,200 SF (310' x 520')
Construction:	Concrete Tilt-Up
Configuration:	Rear-Load
Clear Height:	32'
Fire Suppression:	ESFR
Doors:	24 (9'x10') Docks; 2 (14'x16') Drive-Ins
Auto Parking:	190 Auto Spaces
Trailer Parking:	25 Trailer Stalls




AREA DEMOGRAPHICS

**20 Mile Radius*


- 
POPULATION (2023)
 659,153
- 
AVERAGE HOUSEHOLD INCOME
 \$103,584
- 
TOTAL BUSINESSES
 23,192
- 
LABOR FORCE POPULATION
 530,760
- 
UNEMPLOYMENT RATE
 2.7%
- 
EDUCATION ATTAINMENT

HIGH SCHOOL	28.6%
ASSOC. DEGREE	8.5%
BACH. DEGREE	22.6%
GRAD. DEGREE	13.5%


DRIVE TIME DISTANCES

- 


25

Downtown Cincinnati
25 Minutes
- 

70

Downtown Dayton
70 Minutes
- 

60

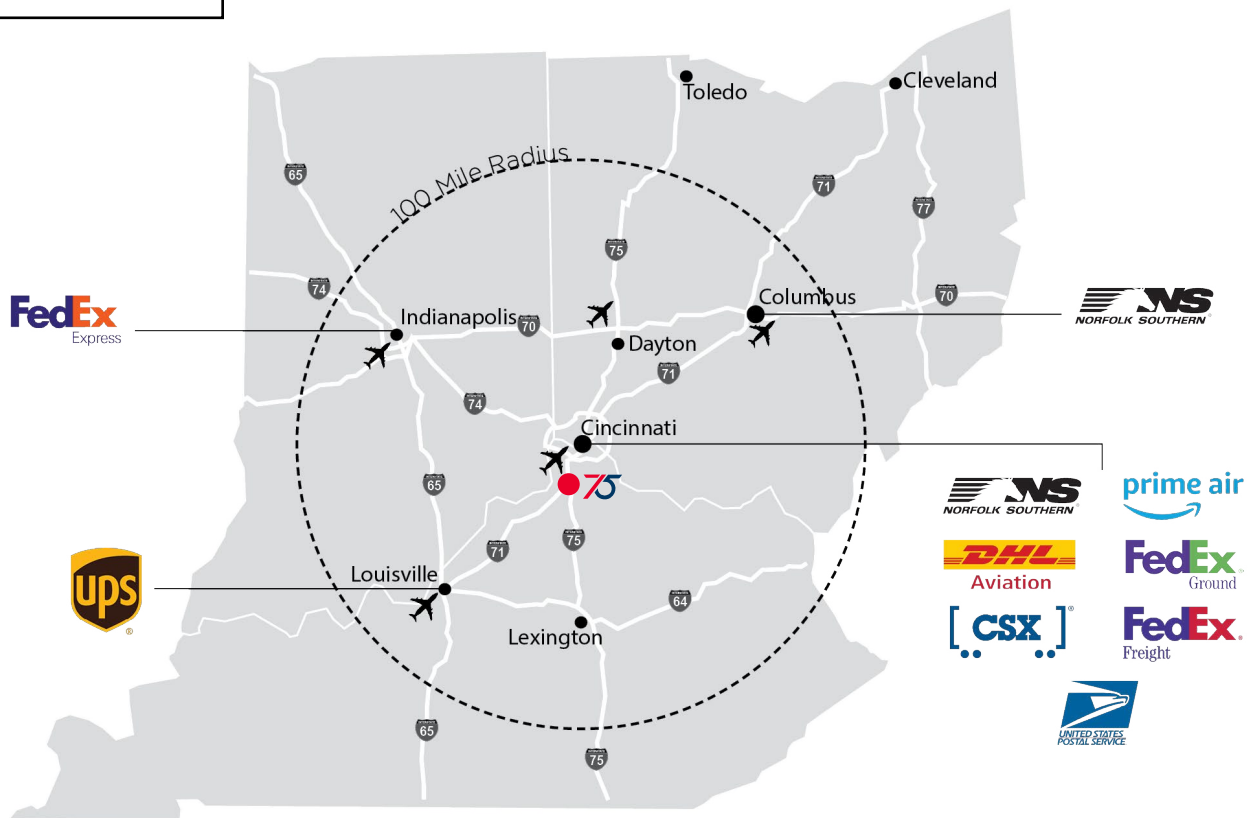
Downtown Lexington
60 Minutes
- 

80

Downtown Louisville
80 Minutes



DISTRIBUTION HUBS



LOGISTICS PARK 75

RICHARD KNOCK MEMORIAL HWY, WALTON, KY



FOR MORE INFORMATION, CONTACT

Jeffrey R. Bender, SIOR, CCIM
Executive Vice Chair
+1 859 653 1346
jeff.bender@cushwake.com

Seattle Stein
Director
+1 513 763 3027
seattle.stein@cushwake.com

IAC PROPERTIES

CUSHMAN &
WAKEFIELD

Cushman & Wakefield Copyright 2024. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.