



## PARK 536

AT INDEPENDENCE

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# 710 Clymer Court

## Independence, KY 41051

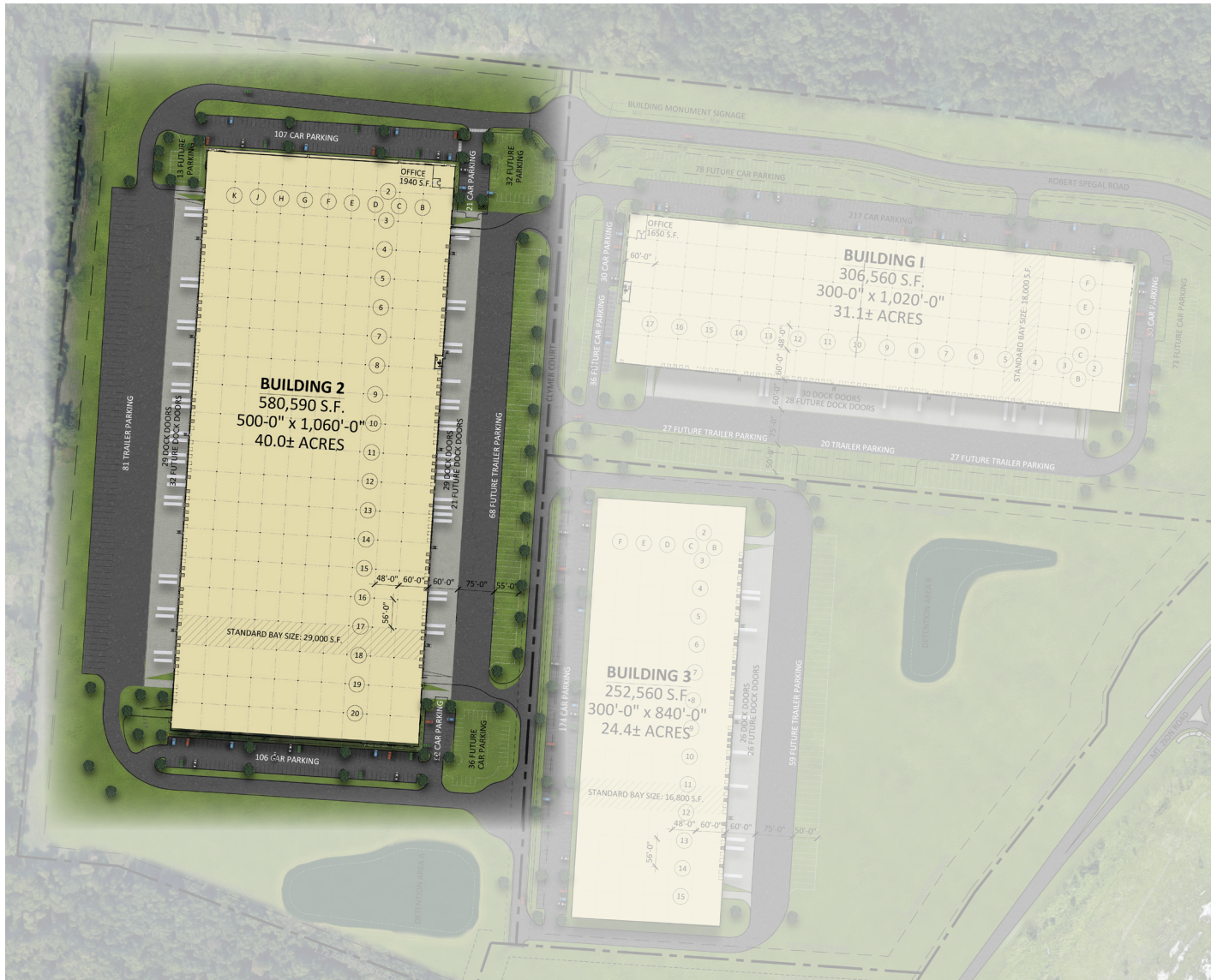
*For Lease: New Speculative Development!*

- Total building SF: 580,590 SF
- Dock doors: 58
- Future dock doors: 53
- Clear height (after first bay): 40'
- PILOT Tax Incentives in place
- Minutes from I-71/I-75

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# Building 2 Highlights



- Total building SF: 580,590 SF
- Office SF: 1,940 SF spec
- Dock doors: 58
- Future dock doors: 53
- 40,000 lb leveler
- Drive-in doors: 4
- Clear height (after first bay): 40'
- Standard bay size: 29,000 SF
- 2 - 1,600 amp transformers
- Column spacing: 48' x 56'
- Sprinklers: ESFR
- Car parking: 256
- Future car parking: 81
- Trailer parking: 81
- Future trailer parking: 68
- Court depth: 135'
- Building depth: 500'
- Concrete tilt walls
- 0.45 mil White TPO roof with 15-year warranty
- 7" unreinforced floor slab
- Direct gas-fired heating units HVAC



# Upcoming Mt. Zion Rd (KY 536) Improvements

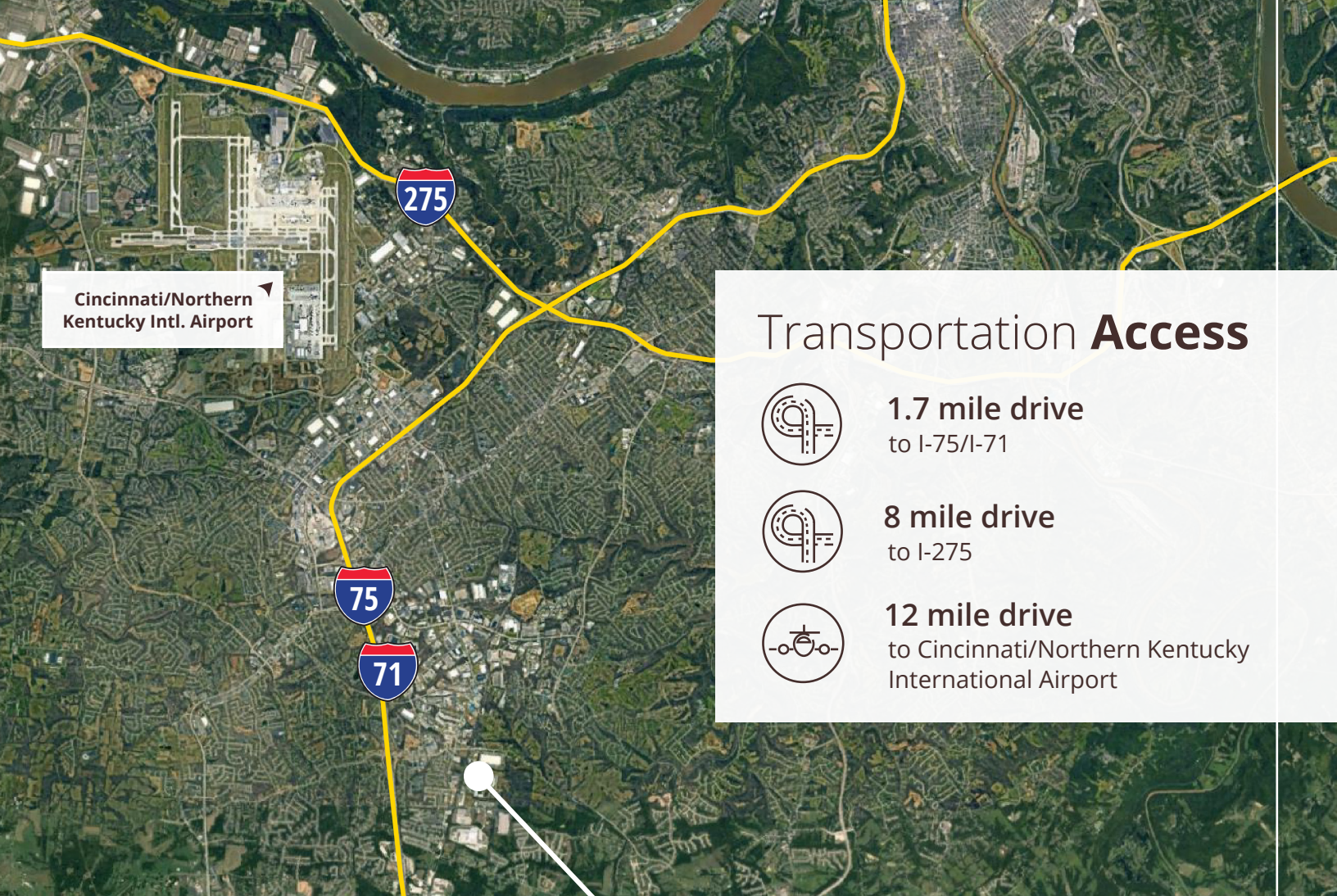


Park 536 is located strategically along Mt. Zion Rd (KY 536), just 1.7 miles from I-75/I-71, providing easy interstate access and a short commute to the Cincinnati/Northern Kentucky International Airport.

Travel along Mt. Zion Rd is expected to improve with the Kentucky Transportation Cabinet's 75 Crossings project underway, which will implement the following changes:

- New interchange at Mt. Zion Rd and I-71/75 will feature a double crossover diamond (DCD) interchange
  - Proven to significantly reduce delays
- Mt. Zion Rd widened from three lanes to up to nine lanes
- New upgraded service roads, providing better access to local businesses
- A shared-use path constructed along the north side of Mt. Zion Rd
- New sidewalks along the south side of Mt. Zion Rd





Cincinnati/Northern  
Kentucky Intl. Airport

## Transportation **Access**

- 
**1.7 mile drive**  
to I-75/I-71
- 
**8 mile drive**  
to I-275
- 
**12 mile drive**  
to Cincinnati/Northern Kentucky  
International Airport

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