



THREE
SPACE
OPTIONS
AVAILABLE
NOW

PARK WEST INTERNATIONAL

Building N2 | 387,200 SF AVAILABLE

1765 Worldwide Blvd, Hebron, KY 41048



[View Property Video](#)



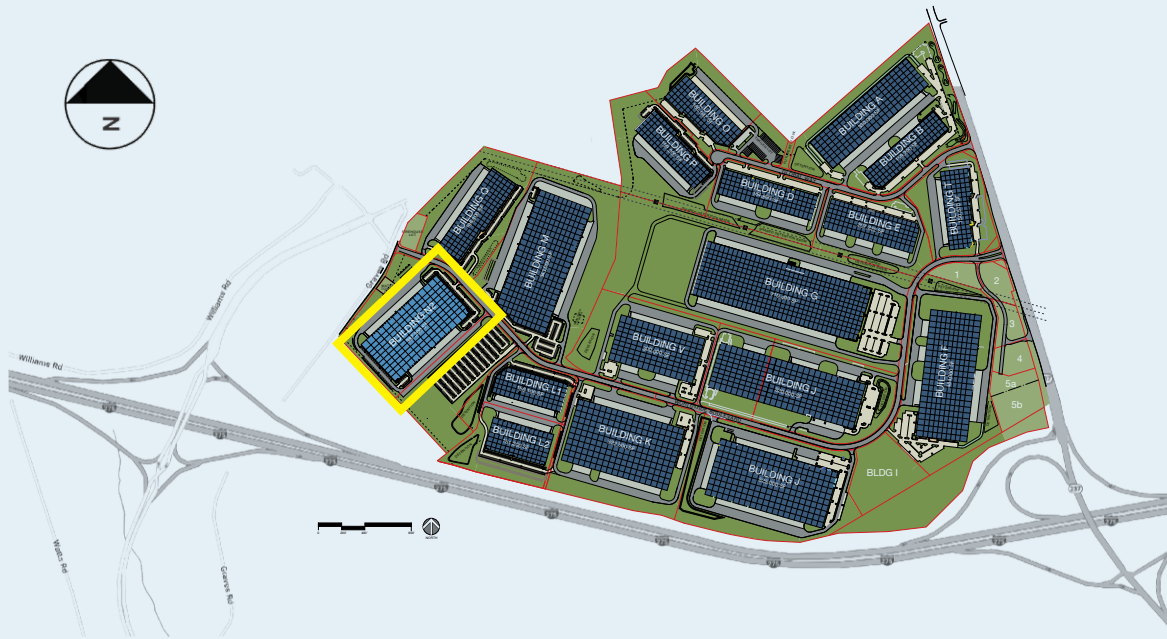
 **IDI Logistics**

www.idilogistics.com

PARK WEST INTERNATIONAL

PARK BENEFITS

- Within a 2-day drive of 60% of the U.S. population
- Located in pro-business Boone County, KY
- Easy access to I-275 and only minutes from I-71/I-75
- Adjacent to new Graves Rd. interchange
- Diverse and affordable labor availability
- Affordable housing in region
- Professionally landscaped Class A business environment
- Excellent transportation infrastructure
- Convenient access to a variety of restaurant and retail amenities
- Public transportation available via TANK bus service
- Partially secured fencing with Guard shack - Potential to fully securitize the facility



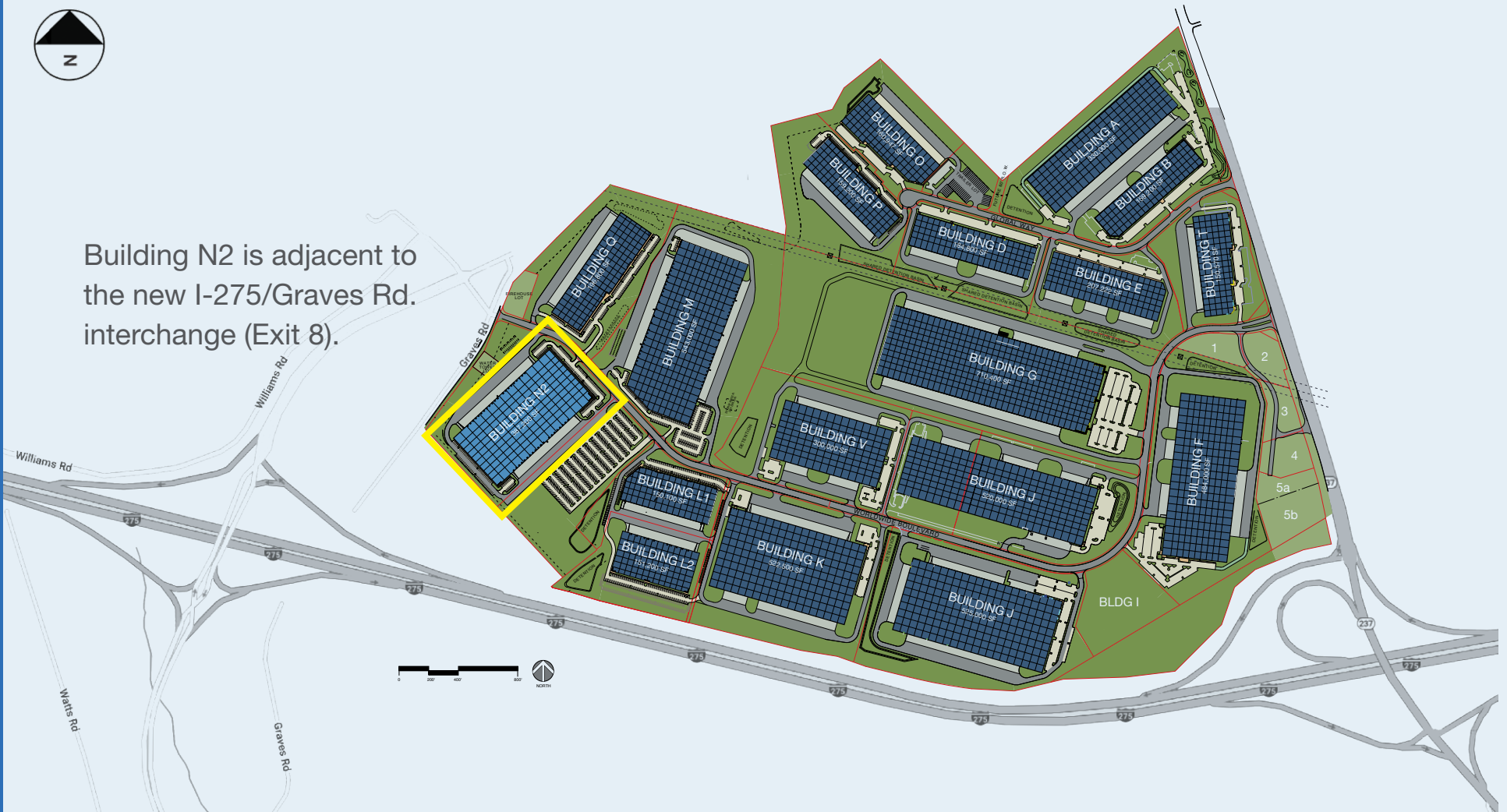
Park West International is one of Greater Cincinnati's premier industrial parks. With convenient access to the regional highway system, high visibility along I-275 and close proximity to local amenities, Building N2 is an ideal location for local, regional and national distribution.



PARK WEST INTERNATIONAL



Building N2 is adjacent to the new I-275/Graves Rd. interchange (Exit 8).



PARK WEST INTERNATIONAL



DRIVING DISTANCES

MAJOR ROADS & CITIES

| | |
|---------------------|-----------|
| I-75/71 | 8.7 miles |
| Downtown Cincinnati | 16 miles |
| Lexington, KY | 83 miles |
| Louisville, KY | 99 miles |

SHIPPING

| | |
|----------------------|-----------|
| DHL Global Hub | 8 miles |
| FedEx | 17 miles |
| Amazon Prime Air Hub | 8 miles |
| UPS | 16 miles |
| UPS Worldport | 107 miles |

INTERMODAL

| | |
|------------------|----------|
| Norfolk Southern | 18 miles |
| CSX | 18 miles |

AIRPORT

| | |
|---|---------|
| Northern Kentucky International Airport (CVG) | 5 miles |
|---|---------|

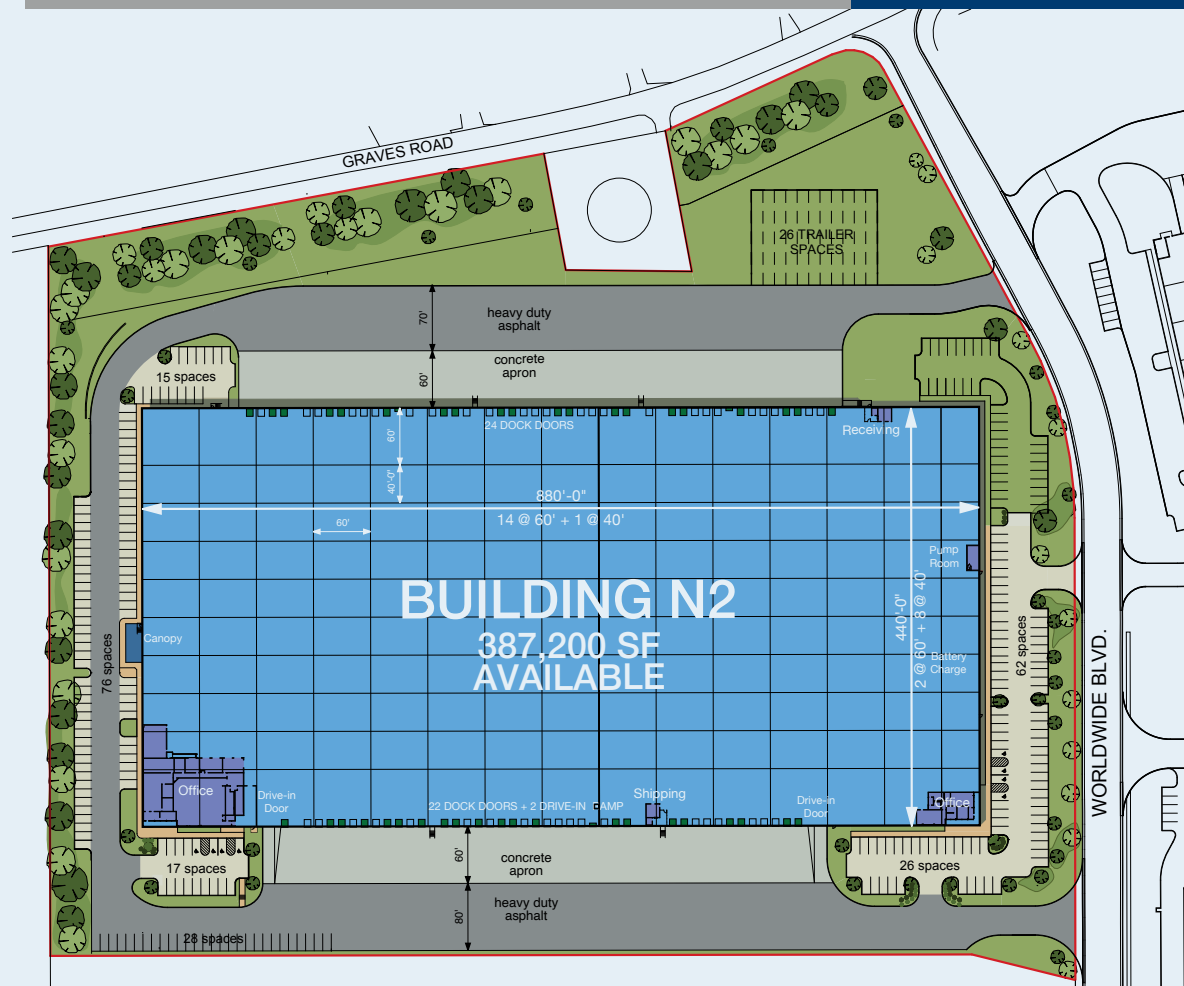
Hebron, KY

387,200 available square feet

Option 1 (Total Building)

CLEAR HEIGHT: 32'

OFFICE SPACE: 11,740 SF



BUILDING SPECIFICATIONS

DOCK DOORS: 47

42 fully-loaded w/ lights, seals, locks & 40,000 lb. levelers

DRIVE-IN DOORS: 2

AUTO PARKING: 223 spaces

LOADING: Cross-dock

COLUMN SPACING: 60' x 40'

STAGING BAY: 60' x 60'

BUILDING DEPTH: 440'

TRUCK COURT: 130' - 140'

LIGHTING: T-5

POWER: 4,200 amps
480/277 volt
3 phase
(expandable to 6,000)

FIRE SPRINKLER: ESFR

FULLY AIR CONDITIONED

CLERESTORY WINDOWS

SHIPPING/RECEIVING OFFICES

211,000 available square feet

Option 2

CLEAR HEIGHT: 32'

OFFICE SPACE: 8,183 SF



BUILDING SPECIFICATIONS

DOCK DOORS: 27

26 fully-loaded w/ lights, seals, locks & 40,000 lb. levelers

DRIVE-IN DOORS: 1

AUTO PARKING: 135 spaces

LOADING: Cross-dock

COLUMN SPACING: 60' x 40'

STAGING BAY: 60' x 60'

BUILDING DEPTH: 440'

TRUCK COURT: 130'

LIGHTING: T-5

POWER: 3,000 amps, 480/277 volt 3 phase

FIRE SPRINKLER: ESFR

FULLY AIR CONDITIONED

CLERESTORY WINDOWS

176,000 available square feet

Option 3

CLEAR HEIGHT: 32'

OFFICE SPACE: 3,557 SF



BUILDING SPECIFICATIONS

DOCK DOORS: 20

16 fully-loaded w/ lights, seals, locks & 40,000 lb. levelers

DRIVE-IN DOORS: 1

AUTO PARKING: 88 spaces

LOADING: Cross-dock

COLUMN SPACING: 60' x 40'

STAGING BAY: 60' x 60'

BUILDING DEPTH: 440'

TRUCK COURT: 130'

LIGHTING: T-5

POWER: 1,200 amps,
480/277 volt
3 phase
(expandable to 3,000)

FIRE SPRINKLER: ESFR

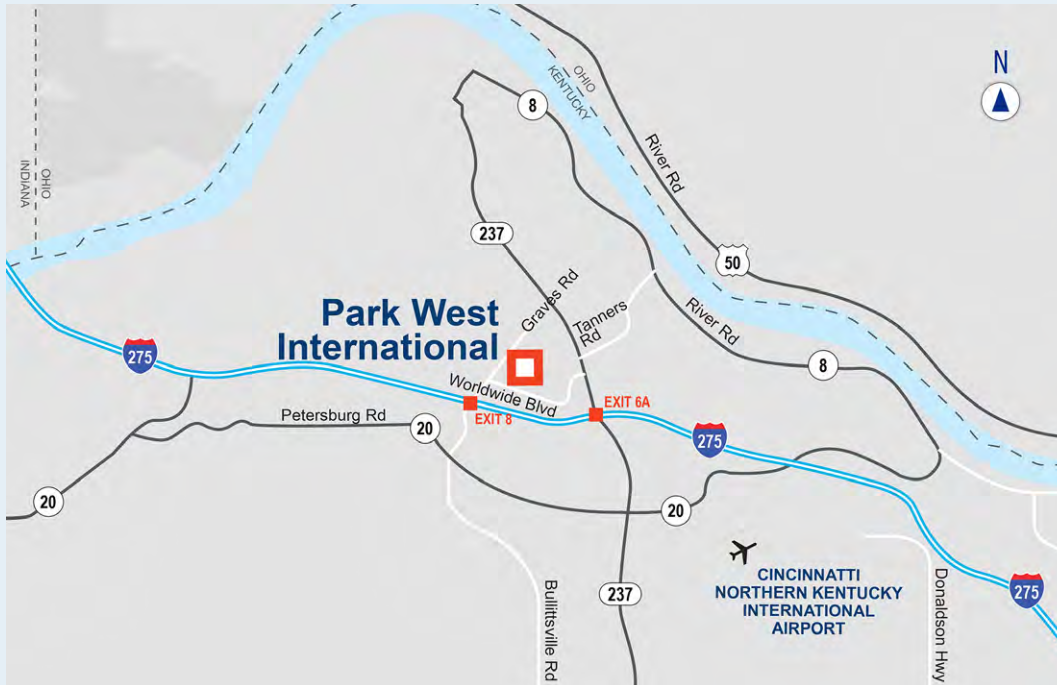
FULLY AIR CONDITIONED

CLERESTORY WINDOWS

SHIPPING/RECEIVING OFFICES

PARK WEST INTERNATIONAL

Class A Development with Easy Access to Major Highways and Transportation Hubs



DRIVING DISTANCES

MAJOR ROADS & CITIES

| | |
|---------------------------|-----------|
| I-75/71 | 8.7 miles |
| Downtown Cincinnati | 16 miles |
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| DHL Global Hub..... | 8 miles |
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|------------------------|----------|
| Norfolk Southern | 18 miles |
| CSX | 18 miles |

AIRPORT

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|--|---------|
| Northern Kentucky International Airport (CVG)..... | 5 miles |
|--|---------|

ABOUT IDI LOGISTICS

IDI Logistics is a leading developer and manager of logistics real estate in the U.S. Our fully-integrated logistics platform has a long track record of speculative development, build-to-suits and value-add acquisitions.

We are dedicated to serving our customers with exceptional quality and service.



For more information, or to set up a tour, please contact:

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