



For Lease

Corridor 75 Logistics Park

13015 Dixie Hwy | Walton, KY 41094

This 575,000 SF industrial building is located in Boone County, the heart of Greater Cincinnati's logistics corridor. Strategically located just south of Cincinnati, the property is located along the I-75/I-71 interchange. Kentucky is well served by 20 interstates/major highways, major rail networks, barge traffic on the Ohio and Mississippi rivers, five commercial airports, and dozens of regional airports. The building's expansive space and prime location offer a competitive advantage for industrial tenants seeking growth and accessibility.

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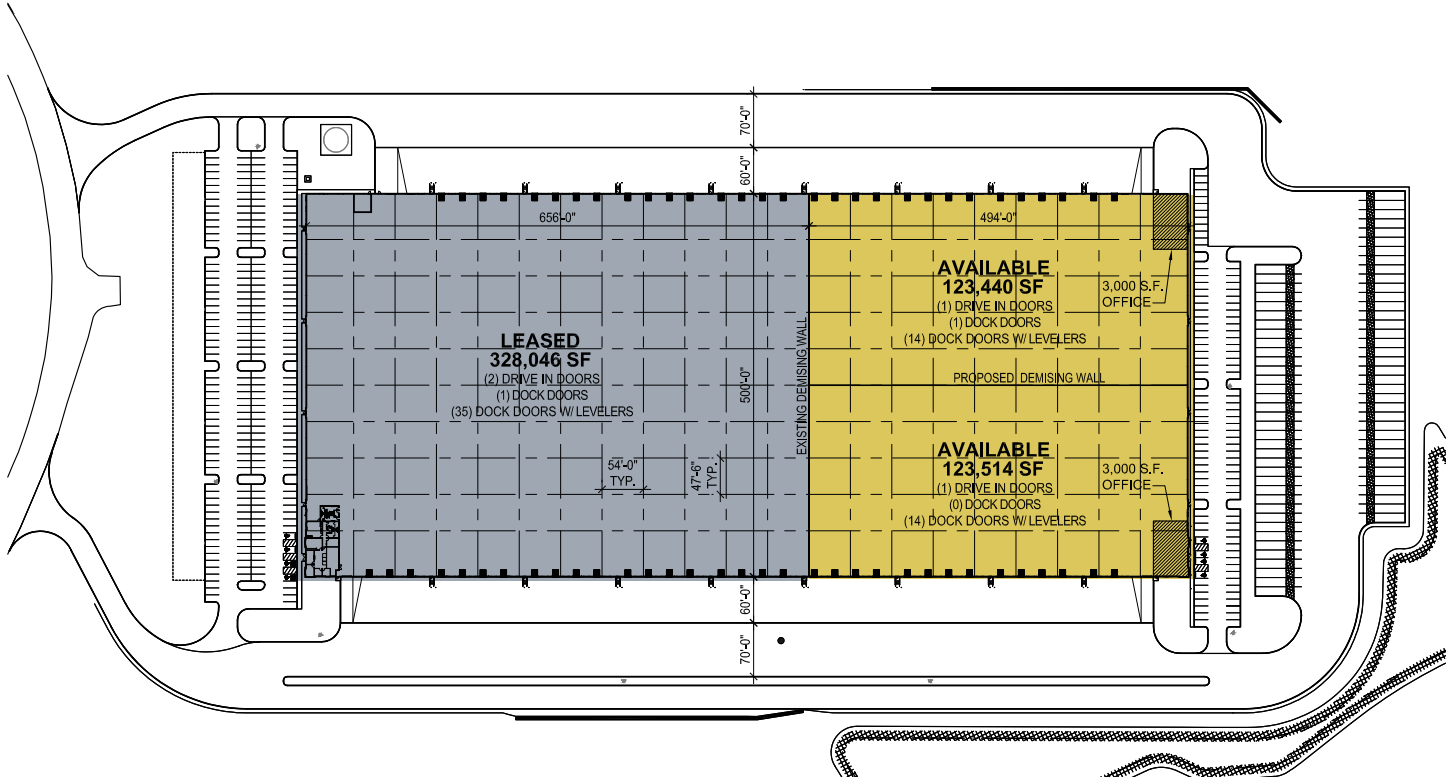
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Building Specifications

| | |
|-----------------------|---|
| Total Building Area | 575,000 SF |
| Total Available Area | 123,440-246,954 SF, divisible |
| Office Area | To suit |
| Overall Dimensions | 1,150' x 500' |
| Zoned | I-1 Kenton County |
| Acres | 50.979 |
| Clear Height | 40' after the first speed bay |
| Column Spacing | 54' x 50' standard; 54' x 60' staging bays |
| Dock Doors | (29) 9'x10' Clopay Overhead Sectional Insulated Doors & 40,000 LB Poweramp Mechanical levelers, manual operated |
| Drive-in Doors | (2) 12'x14' Clopay Overhead Sectional Insulated Doors, motor operated |
| Truck Court | 130' deep truck court |
| Parking | 110 auto stalls 72 trailer stalls |
| Lighting | (20) LED High Bay Fixtures (stumble lighting) |
| Sprinkler System | ESFR |
| HVAC | 2 roof-mounted pressurization style makeup air units designed to maintain 50 at 0 |
| Building Construction | Concrete tilt wall |
| Floor Thickness | 7" unreinforced concrete |
| Electric | 800-1,200 Amp, 480/277 Volt, 3-phase, 4 wire Main Service with Utility Metering 800-1,200 Amp, 480/277 Volt, 3-phase, 4 wire Main Switchboard with SPD-Spare Breakers to Accommodate Future Distribution Panels |
| Roofing | 2 layers of 1.75" isocyanurate insulation with 60 mil TPO mechanically attached membrane; 20-year warranty |
| Clerestory Windows | (16) 6'x6' Oldcastle, clear anodized |
| Concrete Walls | 9" with R value of 11.4 |
| ESFR | One electric driven 2000 GPM fire pump. Fifteen wet pipe sprinkler riser complete with control valve, check valve, flow switch, and drain assembly supplied from (6) 10" underground lead ins. K-22 pendent sprinklers installed in warehouse |
| Internet | Alta Fiber data serviced |



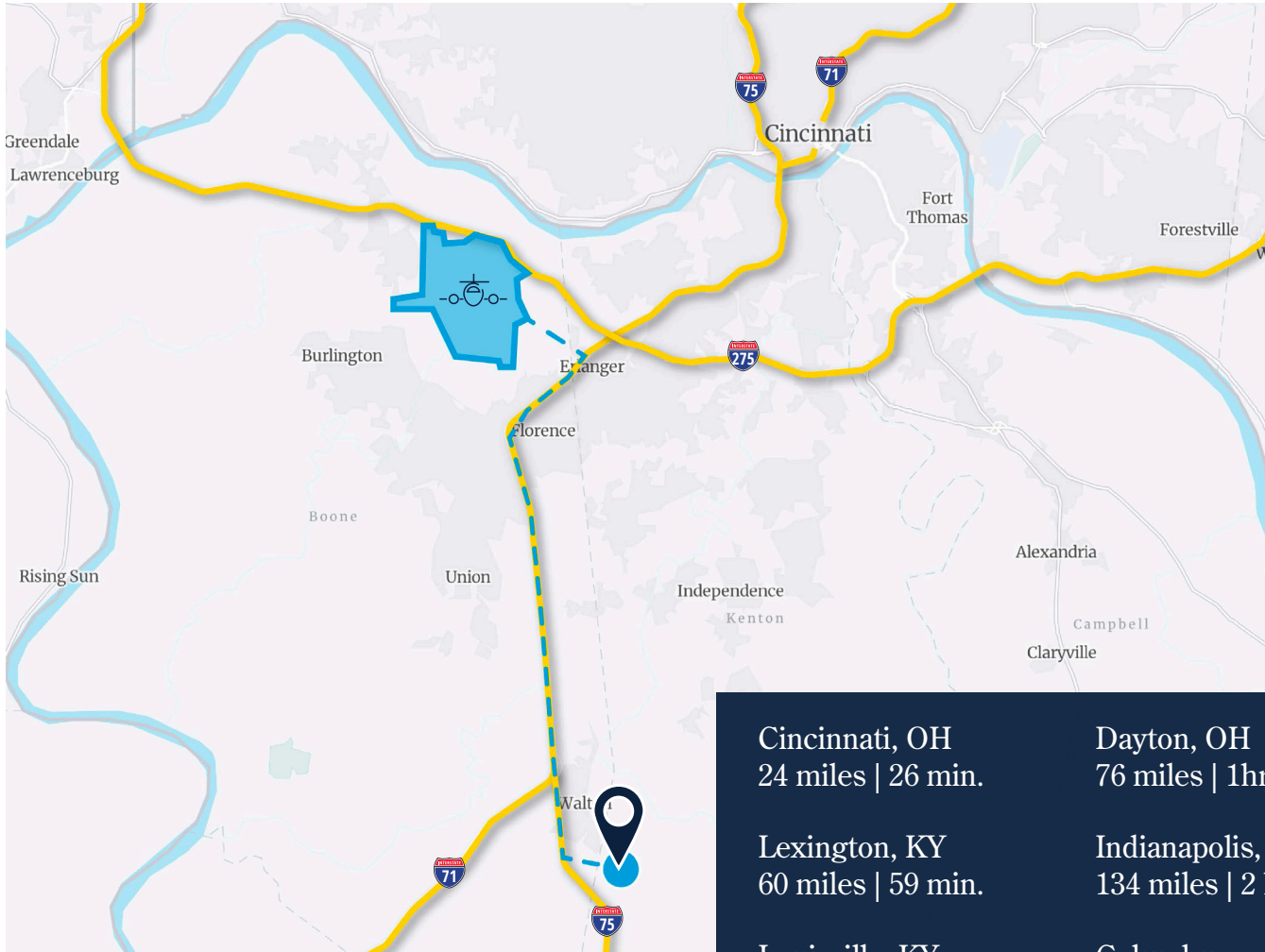
Site Plan



An Industrial Hub



Nearby City Travel Times



Cincinnati, OH
24 miles | 26 min.

Dayton, OH
76 miles | 1hr. 20 min.

Lexington, KY
60 miles | 59 min.

Indianapolis, IN
134 miles | 2 hr.

Louisville, KY
83 miles | 1 hr. 15 min.

Columbus
130 miles | 2 hr.

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