



1602 ELIJAH CREEK RD. HEBRON, KY 41048

AVAILABLE FOR SALE

Rod MacEachen
(513) 675-5764
Rod@SqFtCommercial.com

Roddy MacEachen, SIOR
(513) 739-3985
Roddy@SqFtCommercial.com

Jared Wagoner, SIOR
(812) 890-1768
Jared@SqFtCommercial.com

Amy Castaneda
(503) 310-9768
Amy@SqFtCommercial.com

Sarah Kern
(513) 426-4864
Sarah@SqFtCommercial.com

© 2025 SqFt Commercial LLC. All rights reserved. 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. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. SqFt Commercial and the SqFt Commercial logo are service marks of SqFt Commercial, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

1602 ELIJAH CREEK RD.

HEBRON, KY 41048

INFO@SQFTCOMMERCIAL.COM
(513) 843-1600
SQFTCOMMERCIAL.COM

SqFt
COMMERCIAL



PROPERTY HIGHLIGHTS



2.287 Acres



[CLICK HERE FOR AERIAL VIDEO](#)

- Available for Sale: \$350,000
- Located in Hebron, KY with immediate access to CVG international airport & site visibility from I-275
- Two points of ingress/egress creating drive-thru capability/convenient truck flow
- Fully fenced, gated, lit, and secured lot
- 200 amp electric service already in place at the site, other utilities at street
- Majority of the site is cleared and 8" compacted gravel base already in place
- Zoned I-1 Industrial
- Existing trailer storage area approximately 0.6 acres with approximately 0.4 usable acres for expansion/future development
- Boone County Parcel ID: 047.00-00-022.01

OWNERS

FIRST PARK PLACE LLC

LEGAL DESCRIPTION

2.2870 ACRES ON ELIJAH CREEK RD

PARCEL ID

047.00-00-022.01

UNITS SUBJECT TO 911 FEE ?

0

ASSESSED VALUE

\$72,000

HOMESTEAD / DISABILITY EXEMPTION

None

ACRES

2.2870

DEED BOOK/PAGE

832 /468

TAX DISTRICT

500005

CITY LIMITS

Out of City

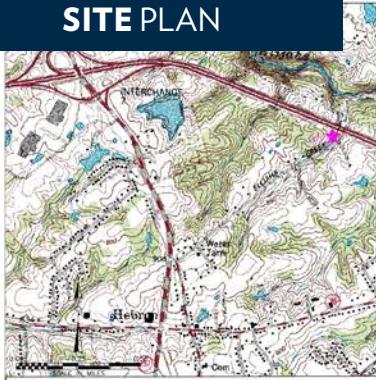
SALE DATE

02/21/2002

SALE PRICE

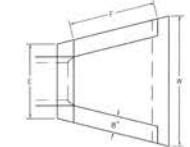
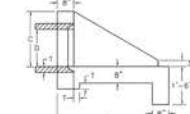
\$72,000

SITE PLAN

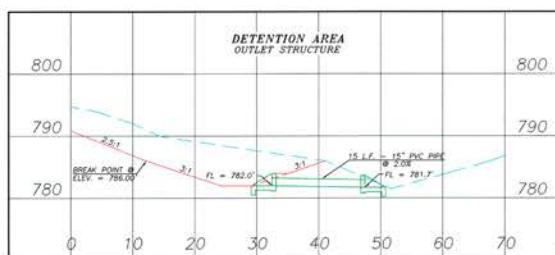
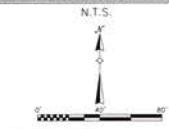


| SPIN | DIMENSIONS |
|------|------------|
| C | 1' |
| C | 1'-0" |
| C | 1'-6" |
| C | 2'-0" |
| C | 2'-6" |
| C | 3'-0" |
| C | 3'-6" |
| C | 4'-0" |
| C | 4'-6" |
| C | 5'-0" |
| C | 5'-6" |
| C | 6'-0" |
| C | 6'-6" |
| C | 7'-0" |
| C | 7'-6" |
| C | 8'-0" |
| C | 8'-6" |
| C | 9'-0" |
| C | 9'-6" |
| C | 10'-0" |
| C | 10'-6" |
| C | 11'-0" |
| C | 11'-6" |
| C | 12'-0" |
| C | 12'-6" |
| C | 13'-0" |
| C | 13'-6" |
| C | 14'-0" |
| C | 14'-6" |
| C | 15'-0" |
| C | 15'-6" |
| C | 16'-0" |
| C | 16'-6" |
| C | 17'-0" |
| C | 17'-6" |
| C | 18'-0" |
| C | 18'-6" |
| C | 19'-0" |
| C | 19'-6" |
| C | 20'-0" |
| C | 20'-6" |
| C | 21'-0" |
| C | 21'-6" |
| C | 22'-0" |
| C | 22'-6" |
| C | 23'-0" |
| C | 23'-6" |
| C | 24'-0" |
| C | 24'-6" |

HEADWALL NOTES:



SLOPED & FLARED HEADWALL



| | | |
|--|---------|--|
| 1 | 1/22/02 | REVISED PER B.C.P.C. LETTER DATED JANUARY 18, 2002 |
| NO. | DATE | REVISIONS |
| Storage & Pre-Assembly Yard Site Plan | | |
| Boone County, Kentucky | | |
| <p>Scope: As Noted Design By: L.D. Murphy Checked By: L.D. Murphy Date: January 2002 Job No. 01-341 Printed: 1/22/02 P.O. Box 9, Wilmore, KY 40390 (859) 844-3231 File No.: PILOT-MC08</p> <p>HICKS & MANN, INC. Consulting Engineers Land Surveyors P.O. Box 9, Wilmore, KY 40390 (859) 844-3231</p> | | |

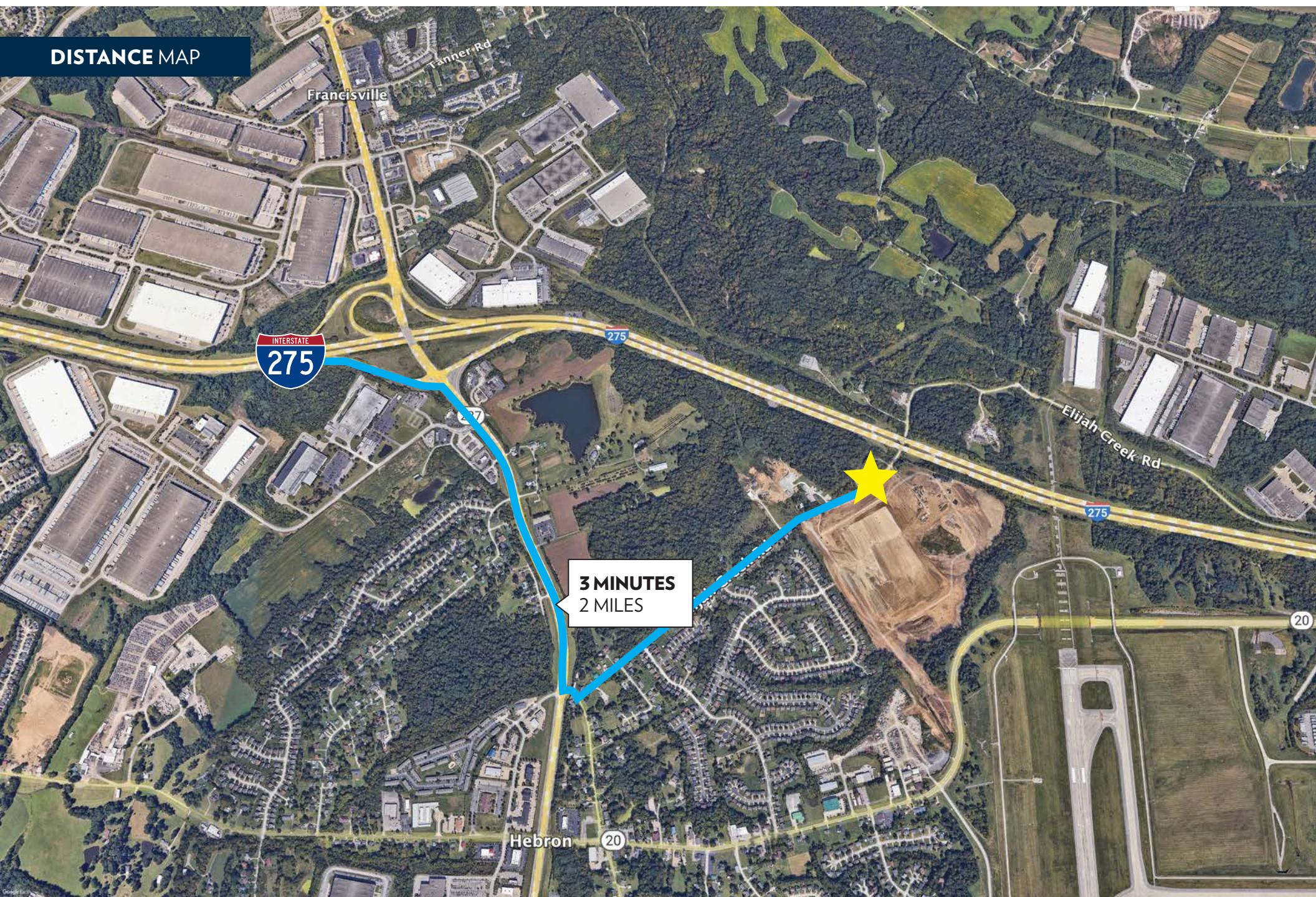
1602 ELIJAH CREEK RD.

HEBRON, KY 41048

INFO@SQFTCOMMERCIAL.COM
(513) 843-1600
SQFTCOMMERCIAL.COM

SqFt
COMMERCIAL

DISTANCE MAP



1602 ELIJAH CREEK RD.

HEBRON, KY 41048

INFO@SQFTCOMMERCIAL.COM
(513) 843-1600
SQFTCOMMERCIAL.COM

SqFt
COMMERCIAL



1602 ELIJAH CREEK RD.

HEBRON, KY 41048

INFO@SQFTCOMMERCIAL.COM
(513) 843-1600
SQFTCOMMERCIAL.COM

SqFt
COMMERCIAL

REGIONAL MAP

