




For sublease

Bulk Distribution | 20,000 - 75,900 RSF Available

2475 Wright Blvd., Suite 103, Hebron, KY

 **JLL** SEE A BRIGHTER WAY

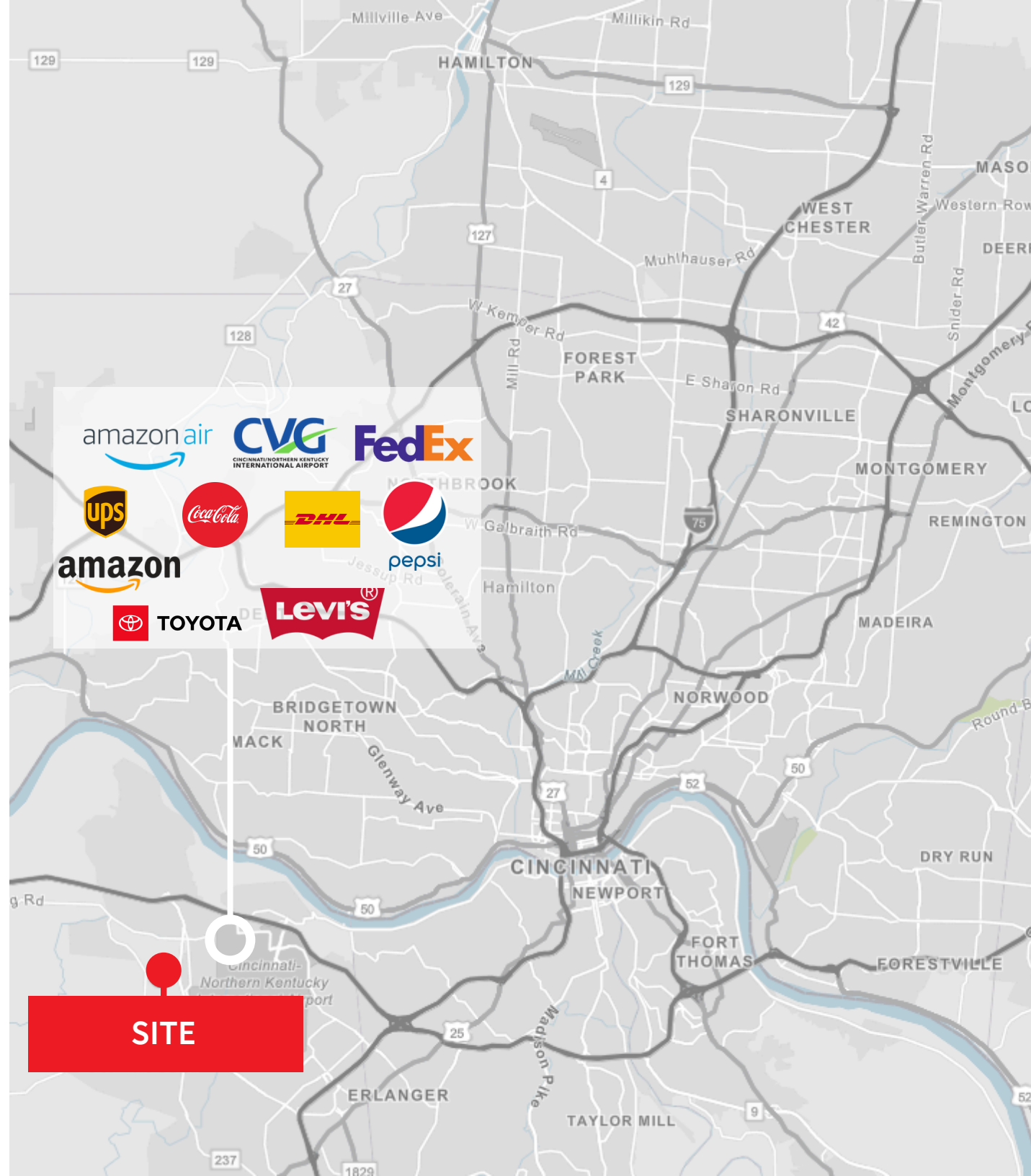
Greater Cincinnati Area

The Greater Cincinnati area offers a low cost of doing business, access to 1 million+ workers, and excellent connectivity via five major highways and CVG Airport, making it ideal for logistics and industrial growth .

One of the Leading Logistics Hubs in the U.S



JLL SEE A BRIGHTER WAY



Location- Hebron, KY



#1 logistics hub in the region with the Amazon Air Hub at CVG



Most accessible location in the tri-state region, within a days drive to over 60% of the U.S. Population



Top growing area with significant investments in industrial and commercial development.



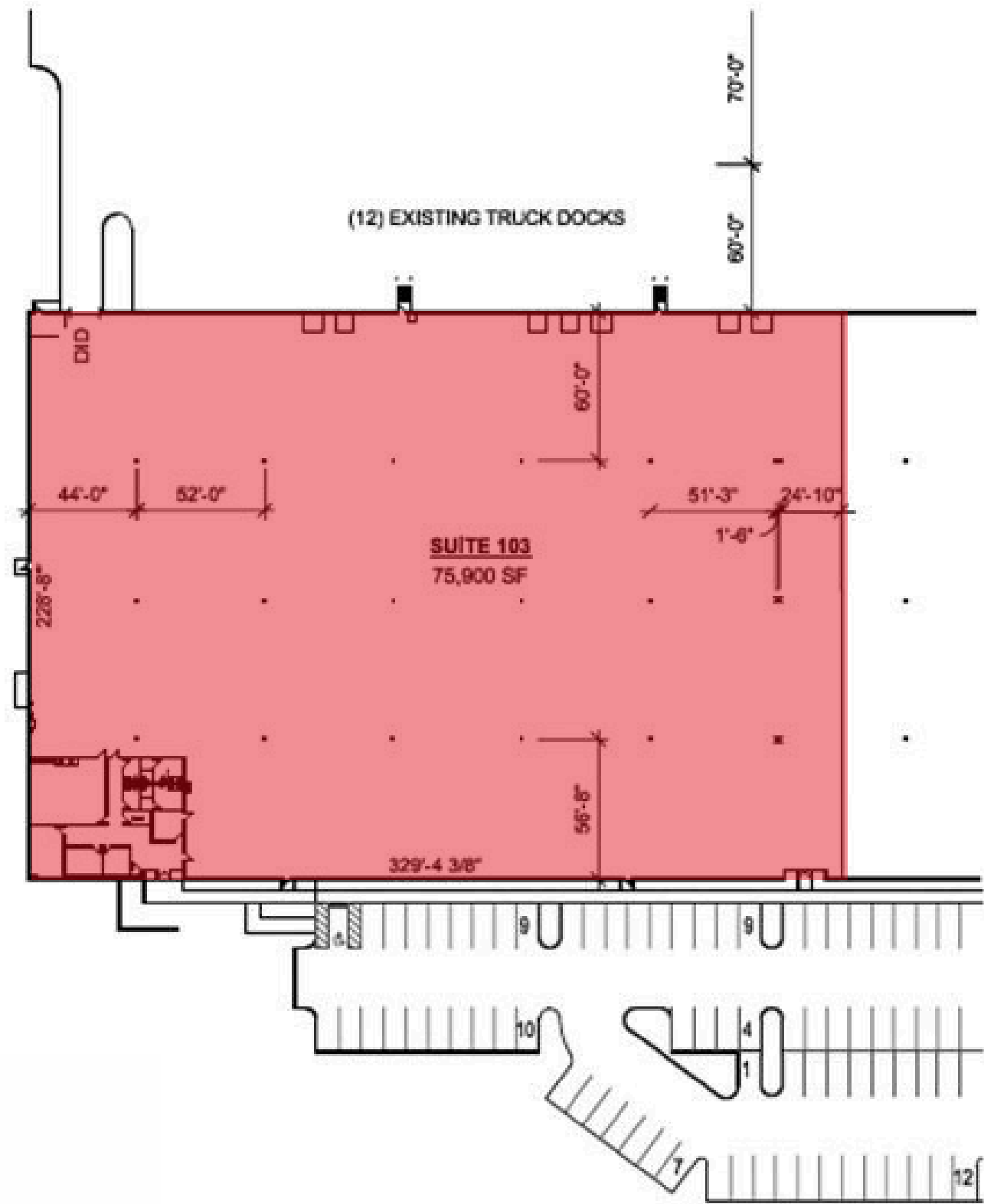
Hebron, Kentucky, is a prime industrial location with direct access to three major interstates (I-71, I-75, and I-275), making it a critical hub for transportation and logistics. Just 20 minutes from downtown Cincinnati, the area benefits from the CVG Airport, home to Amazon's largest air cargo hub. Hebron also boasts proximity to the 2nd largest inland port in the U.S., further enhancing its distribution capabilities. With 24/7 operations and access to 65% of the U.S. population within a one-day drive, Hebron is a highly sought-after location for businesses.

Property Details

Available	Immediately
Total SF	75,900 SF
Office SF	1,848 SF
Docks	(12) 9x10
Drive-ins	1
Built	2016
Sprinkler System	ESFR
Parking	101 Auto
Lighting	T-5
Electrical	1200a, 277/480v, 3 phase
Column Spacing	51'3"x56'8" with 60' speed bay
Truck Court Depth	130'
Zoning	Light Industrial



Space Plan



Thank you

About JLL

For over 200 years, JLL (NYSE: JLL), a leading global commercial real estate and investment management company, has helped clients buy, build, occupy, manage and invest in a variety of commercial, industrial, hotel, residential and retail properties. A Fortune 500® company with annual revenue of \$20.9 billion and operations in over 80 countries around the world, our more than 103,000 employees bring the power of a global platform combined with local expertise. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people and communities SEE A BRIGHTER WAYSM. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit jll.com.

Mark Volkman
Senior Managing Director
mark.volkman@jll.com
+1 513 226 2076

Brian Leonard
Executive Managing Director
Brian.Leonard@jll.com
+1 513 257 5653