FOR LEASE

Owned and Operated by LINK

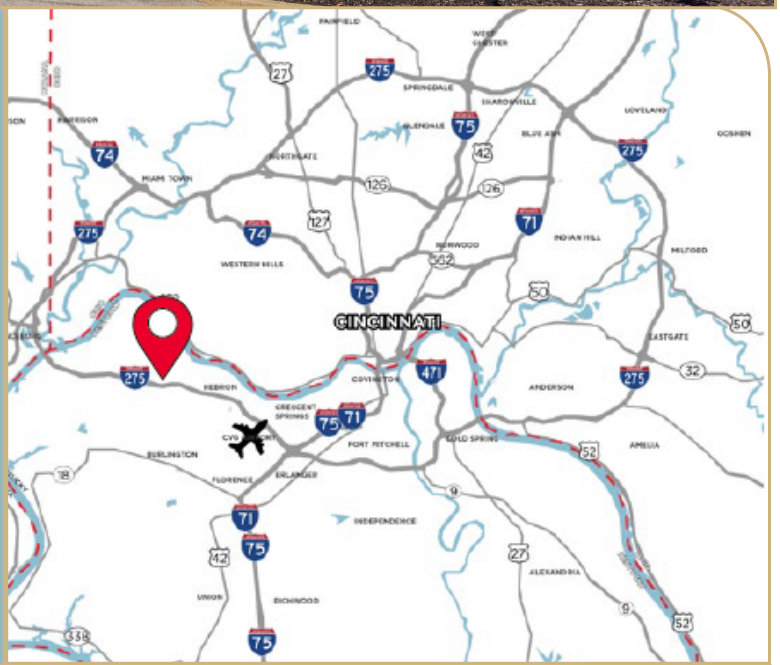
1405 WORLDWIDE BLVD

HEBRON, KY 41048

525,000 SF

PROPERTY HIGHLIGHTS

- 525,000 SF Class A Warehouse
- Available April 1, 2024
- Institutional-grade business park
- Low property and payroll taxes
- Easy access to I-275 & I75/71
- Close proximity to Cincinnati/N. Kentucky International Airport, DHL SuperCargo and Amazon Prime Air Hubs
- Nearby amenities include hotels, restaurants and retail



LEASING INFO & CONTACT

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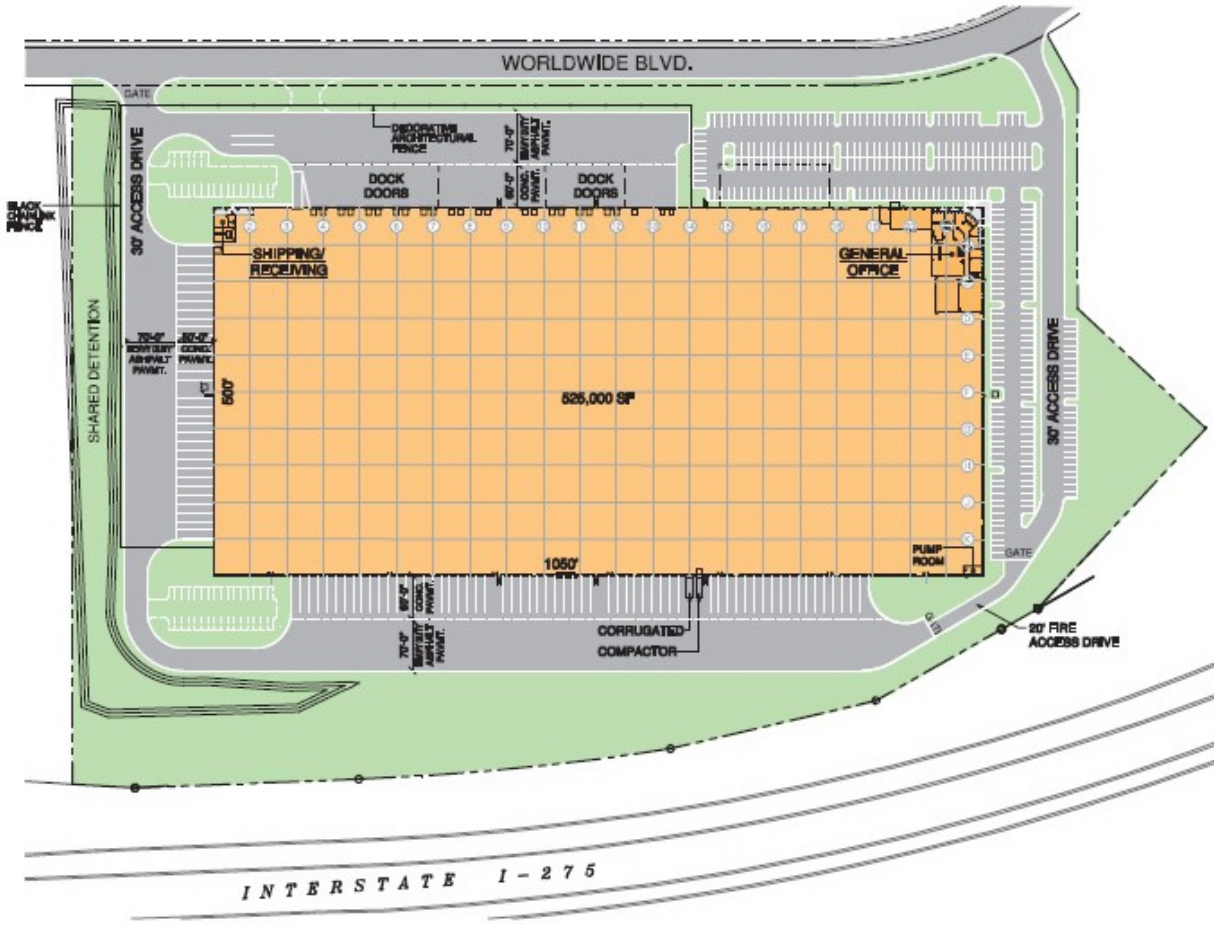
CUSHMAN & WAKEFIELD

This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.



BUILDING SPECIFICATIONS

LOCATION	Hebron, KY (Boone County)
TOTAL SIZE	525,000 SF
AVAILABLE SIZE	525,000 SF
OFFICE SIZE	12,075 SF
YEAR BUILT	2000
CONSTRUCTION	Tilt-up panels
CLEAR HEIGHT	32'
COLUMN SPACING	50' x 50' (50' x 500')
FLOORS	7" Concrete sealed
PARKING	300 auto; 88 trailer

LEASE RATE: $5.65/SF ($1.21/SF OPEX)

ZONING	I-1, Light Industrial
DOCK DOORS	(26) 9'x10' with levelers - Cross Dock
DRIVE-INS	(1) 12'x14'
SPRINKLERS	ESFR
ELECTRIC	500 & 740 KVA, 480/277 volt, 3 Phase
HVAC	Rooftop gas-fired make-up air units
LIGHTING	LED

1405

OVERVIEW

Located in the largest bend of the Ohio River, a few miles downstream from Cincinnati, Ohio, Boone County is the northernmost county in Kentucky. For forty-two miles the Ohio River bounds the county on the north and west. There are three cities incorporated in the county including the City of Florence, the City of Union and the City of Walton. Three interstate systems service Boone, including I-75, I-71 and I-275, as well as the Greater Cincinnati-Northern Kentucky International Airport (CVG). One of the fastest growing counties in the state for more than a decade, Boone County is the fourth largest county in the Commonwealth of Kentucky with a population of 126,413.

AERIAL LOCATION