



# 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 airport. The building's expansive space and prime location offer a competitive advantage for industrial tenants seeking growth and accessibility.

### Contact Us

**John Gartner, III SIOR**

Executive Vice President  
+1 513 562 2207  
[john.gartner@colliers.com](mailto:john.gartner@colliers.com)

**Erin Casey**

Senior Vice President  
+1 513 562 2225  
[erin.casey@colliers.com](mailto:erin.casey@colliers.com)

**Doug Lance**

Vice President  
513 403 7139  
[dlance@brennanllc.com](mailto:dlance@brennanllc.com)

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

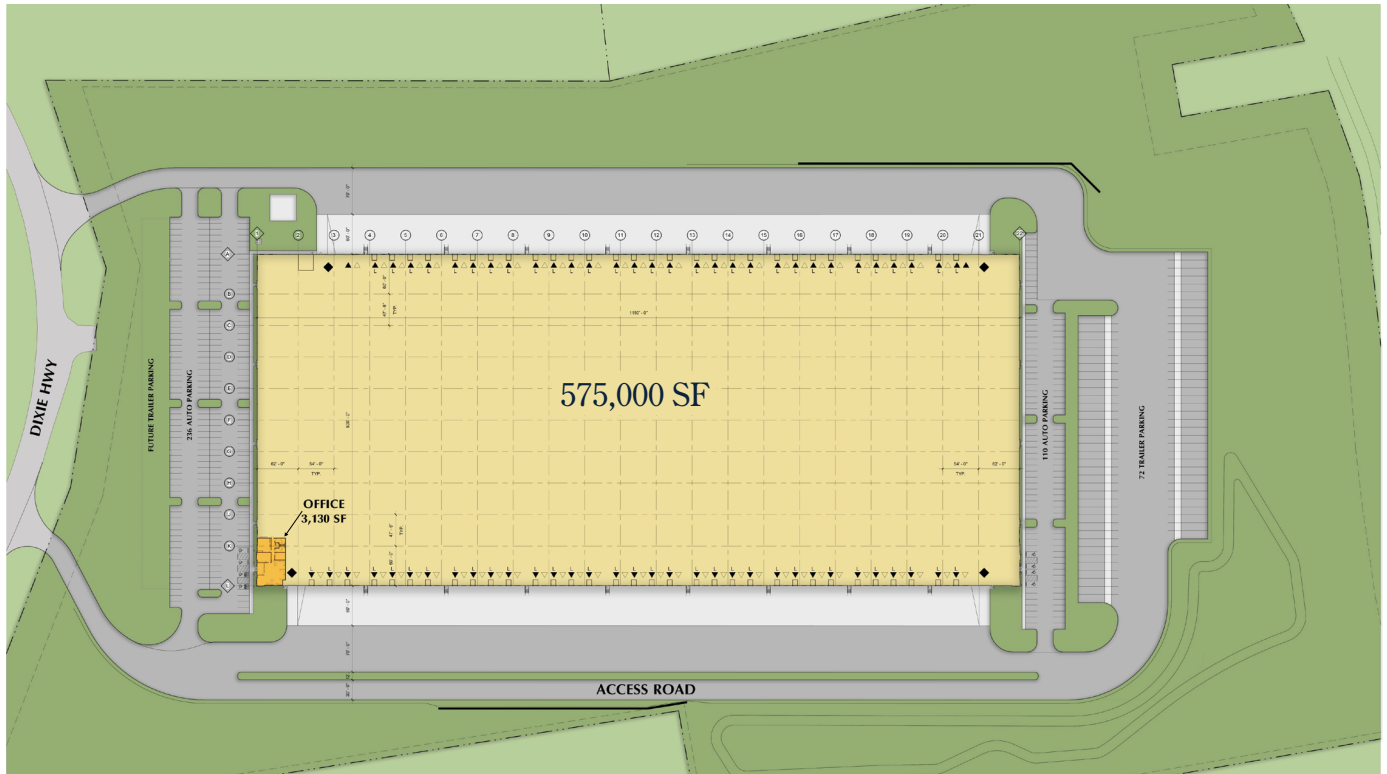
# Building Specifications

Total Building Area	575,000 SF
Total Available Area	575,000 SF
Office Area	3,130 SF (Expandable)
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	(63) 9'x10' Clopay Overhead Sectional Insulated Doors & 40,000 LB Poweramp Mechanical levelers, manual operated
Drive-in Doors	(4) 12'x14' Clopay Overhead Sectional Insulated Doors, motor operated
Truck Court	130' deep truck court
Parking	346 auto stalls   72 trailer stalls
Lighting	(20) LED High Bay Fixtures (stumble lighting)
Sprinkler System	ESFR
HVAC	4 roof-mounted pressurization style makeup air units designed to maintain 50 at 0
Building Construction	Concrete tilt wall
Floor Thickness	7" unreinforced concrete
Electric	2500 Amp, 480/277 Volt, 3-phase, 4 wire Main Service with Utility Metering  2500 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	2 layers of 1.75" isocyanurate insulation with 60 mil TPO mechanically attached membrane; 20-year warranty
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





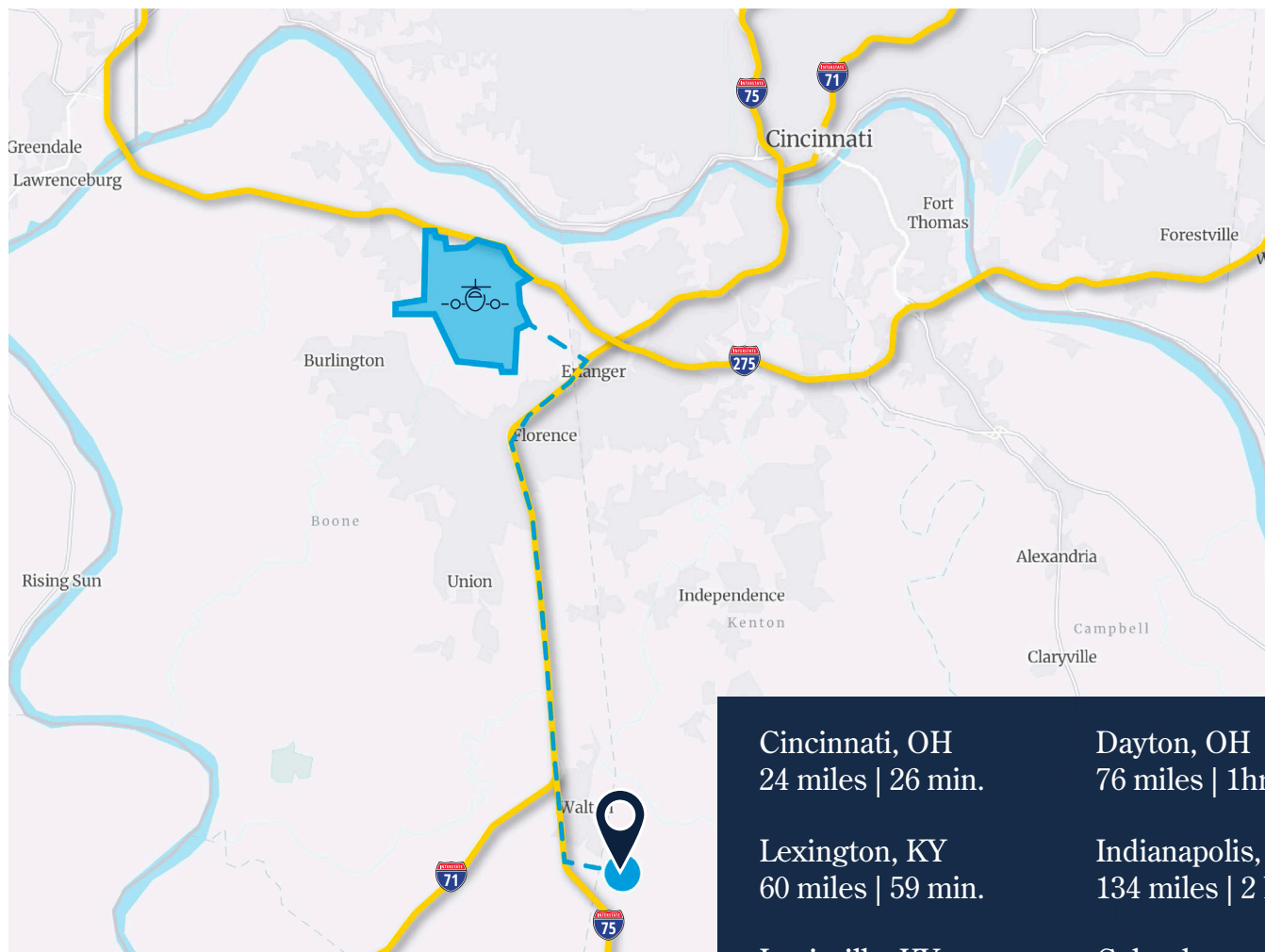
## Site Plan



## An Industrial Hub



## Nearby City Travel Times



## Contact Us

### John Gartner, III SIOR

Executive Vice President  
+1 513 562 2207  
john.gartner@colliers.com

### Erin Casey, SIOR

Senior Vice President  
+1 513 562 2225  
erin.casey@colliers.com



425 Walnut Street, Suite 1200  
Cincinnati, OH  
+1 513 721 4200  
colliers.com/cincinnati

### Doug Lance

Vice President  
513 403 7139  
dlance@brennanllc.com



[www.brennanllc.com](http://www.brennanllc.com)

*No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to error and omissions.*