



PARK 536

— AT INDEPENDENCE —

10409 Robert Spegal Road
Independence, KY 41015

New Bulk Warehouse Speculative Construction

AVAILABLE NOW

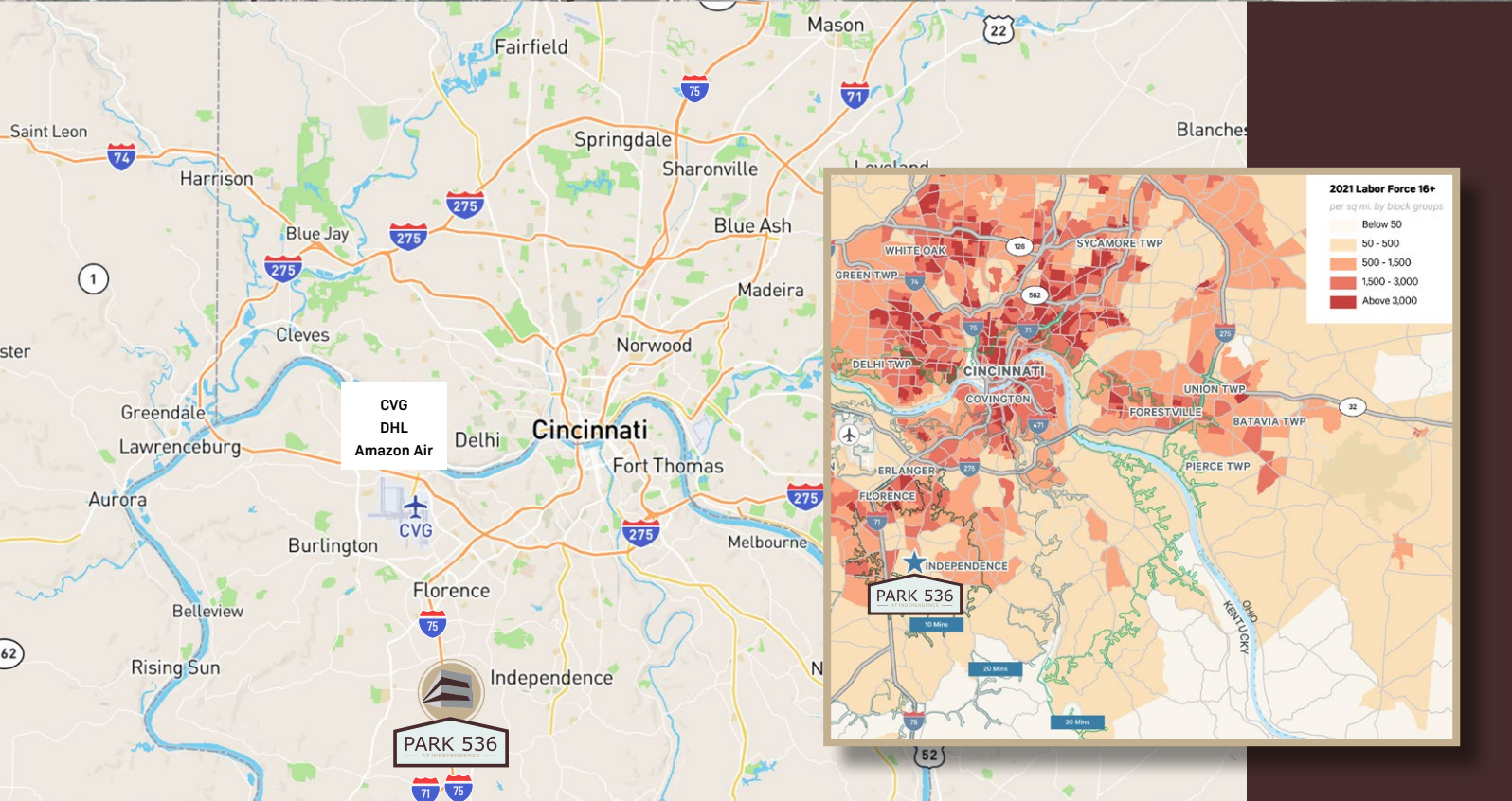




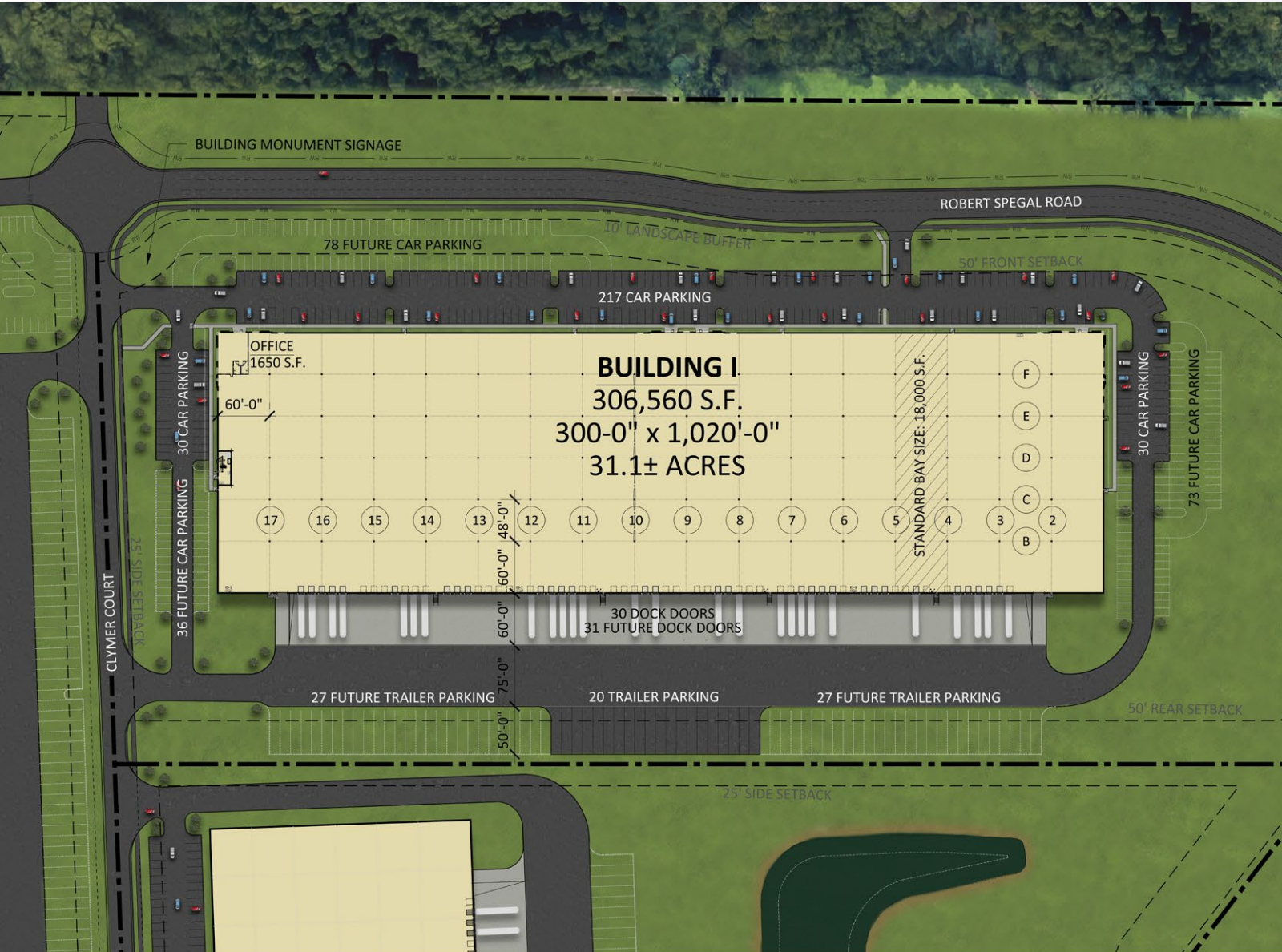
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Park 536 is a 104-acre master planned industrial park strategically located 1.7 miles from I-75-I-71 at the double diamond Mt. Zion Road interchange. Park 536 will also be located on the newly constructed four (4) lane Mt. Zion Road (KY 536) with a dedicated round-about into the entrance of the park. Park 536 will provide easy access to Cincinnati's CVG International Airport, DHL's Super Cargo Hub and Amazon Air while also being able to reach 60% of the U.S. population within a 2-day drive time. Park 536's location will continue to benefit from the major infrastructure projects occurring in the region. Park 536 will have great access to labor and amenities in the area.



BUILDING 1



- [306,560] SF
- [32'] clear height
- [300'] depth
- [277] car parking (expandable up to 464)
- [20] trailer parking (expandable up to 74)
- [2] drive-in doors
- [ESFR] Sprinkler System with K-17 sprinkler heads
- [Two (2) 1,200 amp services] Electrical
- [4] Glass Entries
- [1,650] SF of spec office

- [60'] speed bays
- [48'x60'] Column Spacing typical bay spacing
- [135] foot truck court
- [Two (2)] LED lights per bay
- PILOT Tax Incentives in place.
- [0.45 mil White TPO] Roof with 15-year warranty
- [Tilt concrete panels] Walls
- [3 inch domestic water and 10 inch fire loop] Plumbing
- [7 inch unreinforced] Floor Slab
- [Direct Gas-fired heating units] HVAC

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