



For Lease

2100 Ellis Tech Dr, Hebron, KY

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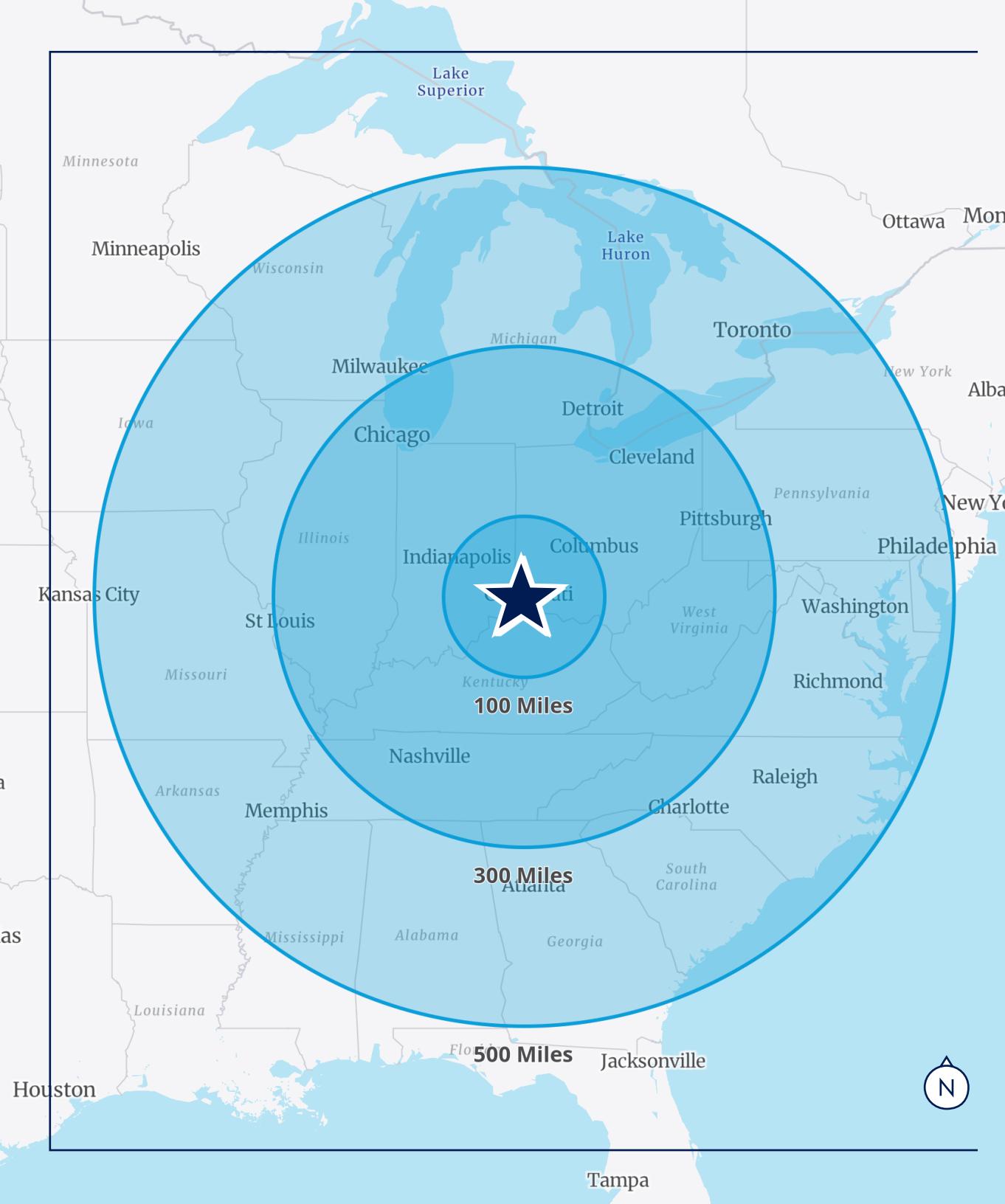
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Building Specifications

Total SF	58,304-131,318 SF
Office SF	2,091 SF
Building Dimensions	896' x 260'
Acres	25.8 acres
Construction	Concrete tilt-up
Clear Height	32'
Column Spacing	56' x 50'; 56' x 60' speed bay
Dock Doors	12 (4 with mechanical pit levelers) (14 knockouts available)
Drive-in Doors	1
Lighting	LED motion fixtures at 30 FC
HVAC	Warehouse: Heating only Office: RTU
Sprinkler	ESFR
Roofing	45-mil TPO membrane
Power	240/480V; 3-phase; up to 3,000 amps
Parking	153 auto
Zoning	I1/CD
Highway Distance	Less than 0.7 miles to I-275
Electric	Owen Electric Cooperative
Gas	Duke Energy
Water	Boone County Water District
Sewer	Sanitation District #1



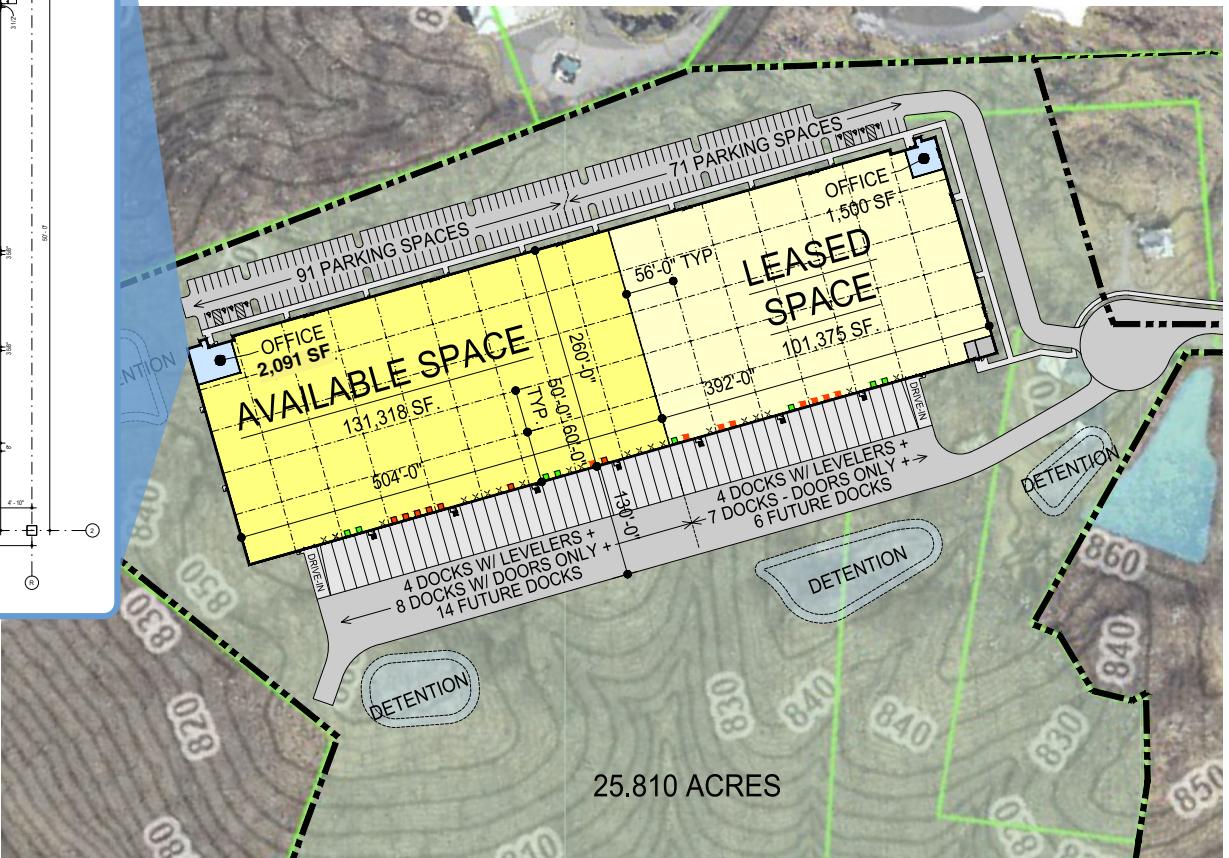
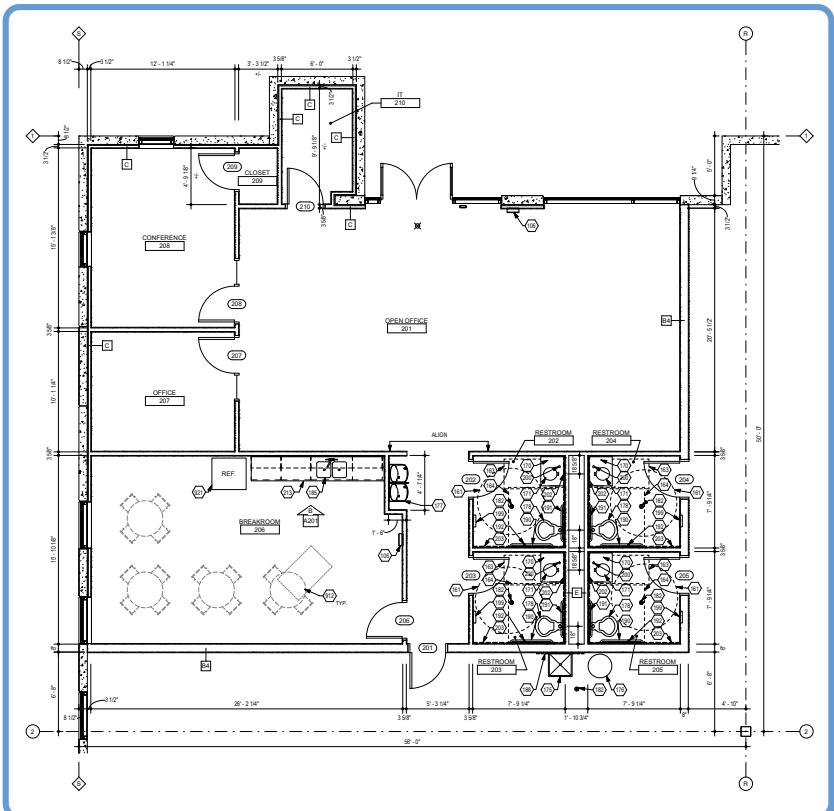


Location

- Boone County, KY is in the heart of Greater Cincinnati's logistics corridor
- Boone County is the one of the fastest growing counties in the state of Kentucky for ten years running
- Northern Kentucky is within a day's drive of two-thirds of the U.S. population—Kentucky is located at the center of a 34-state distribution area in the eastern United States

- Within minutes to four interstate highways: I-75, I-71, I-74 & I-275
- Proximity to Cincinnati Northern Kentucky International Airport
- Bus transportation at park entrance
- Proximity to Distribution Hubs:
 - DHL Super Cargo (9 mins/5 miles)
 - Amazon – Prime Air CVG Airport (7 mins/4 miles)
 - FedEx Ground Hub – Independence (21 mins/16 miles)
 - UPS Air Hub – Louisville (1 hr 44 mins/108 miles)
 - FedEx Smart Post – Grove City (2 hrs/116 miles)
- Automotive & E-commerce Corridors

Floor Plans



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