



EQT | EXETER



201 Richard Knock Highway

Walton, KY (Cincinnati)

Building Size: 896,896 SF | 896,896 SF of Industrial Space Available

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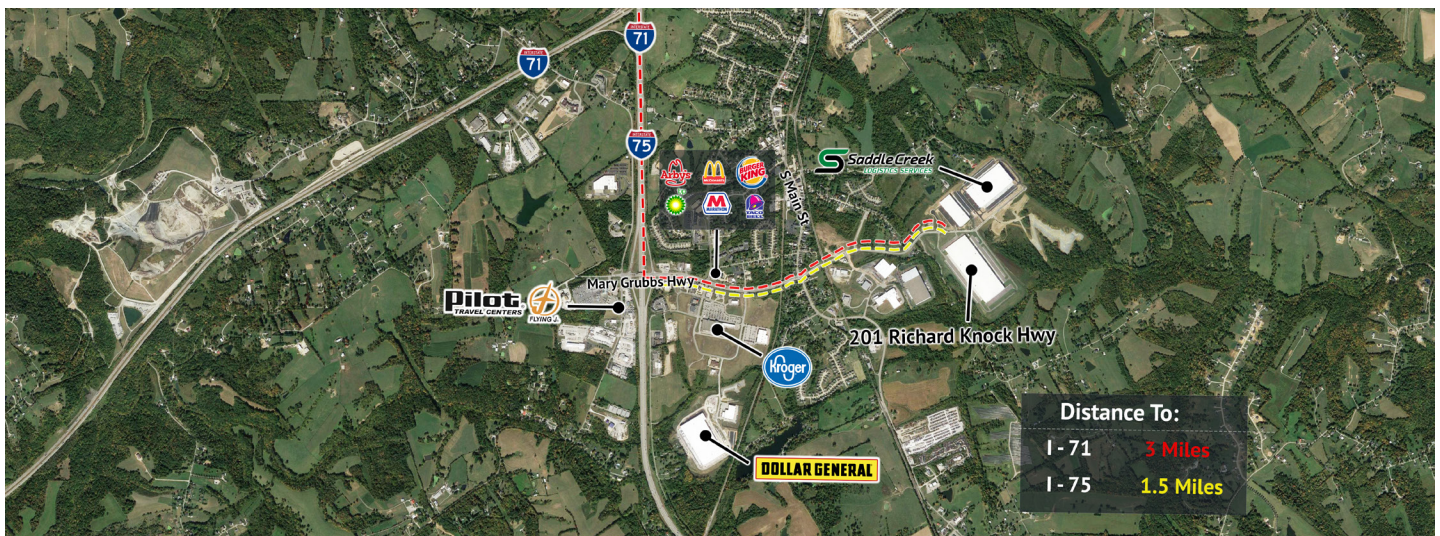
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Building Specifications

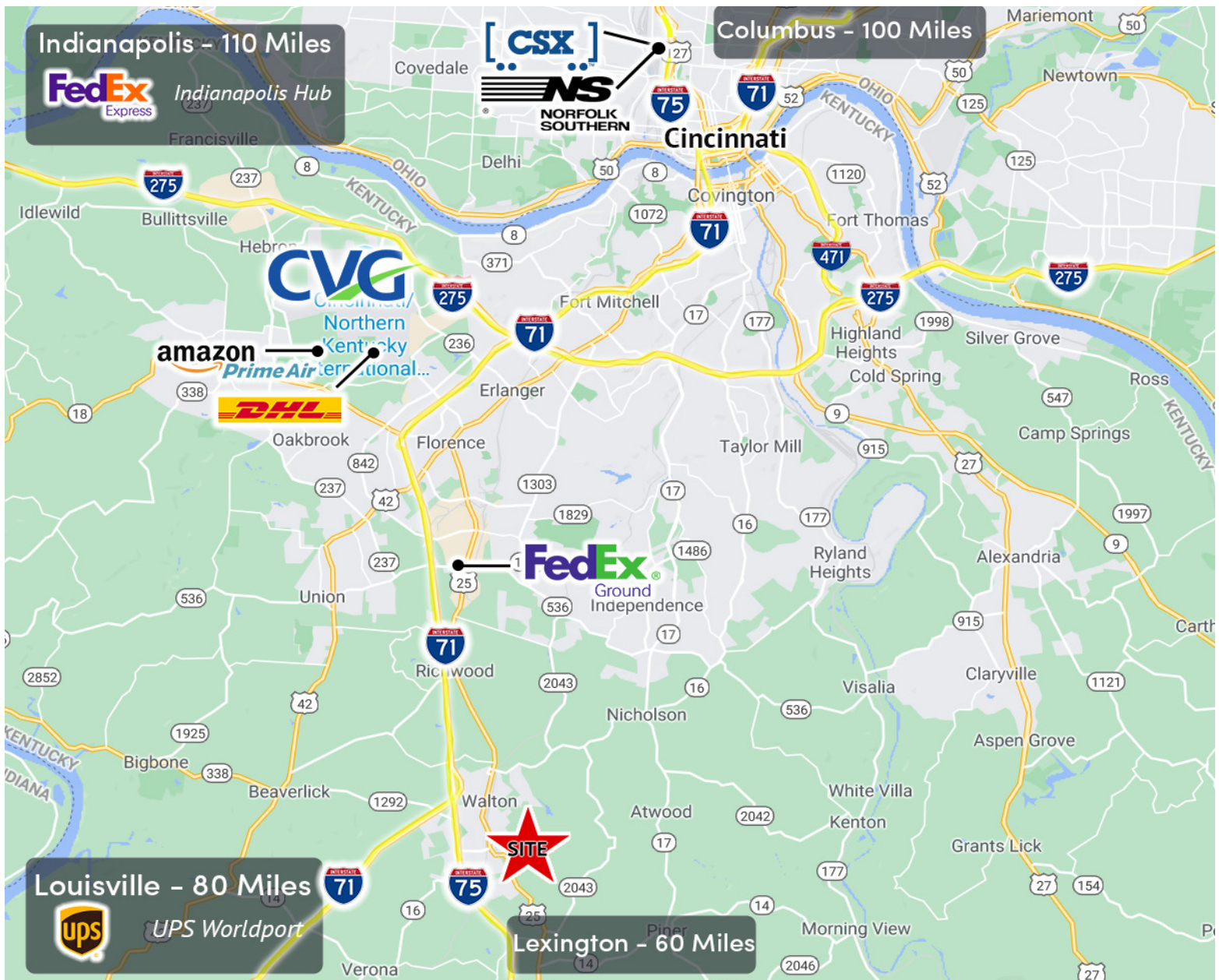
Location:	201 Richard Knock Highway, Walton, KY - 20 miles south of Cincinnati, OH	Truck Court:	185' Deep 70' Concrete Aprons
Building Size:	896,896 SF - 572' x 1,568' 6,800 SF Office	Security:	Fenced Truck Court Entrances
Clear Height:	36'	Slab:	7" Unreinforced Concrete
Dock Doors:	158 (9'x10') Dock Doors Total 78 (9'x10) with 35,000# (7'x8') Mechanical Levelers	Airport:	Cincinnati/N. Kentucky International Airport
Drive-Ins:	4 (12'x14') Motorized Overhead	Roof:	Single-ply, 45 mil TPO
Column Spacing:	Speedbay: 56' x 61' Interior: 56' x 54'	Auto Parking:	395 Existing Spaces Expandable to 933
Bay Size:	32,032 SF (56' x 572')	Trailer Parking:	192 Existing Spaces Expandable to 383
Construction:	Concrete Tilt-Up	Lighting:	LED
Jurisdiction:	Kenton County, City of Walton	HVAC:	Gas Fired Heaters 80/20 MAU's
Zoning:	I-1, Light Industrial	OPEX:	\$0.85/SF
Fire Suppression:	ESFR	Utilities:	
		Electric:	6,000-amps, Duke Energy
		Gas:	Duke Energy
		Water:	City of Walton
		Sewer:	Sanitation District 1
		Telephone/Data:	Cincinnati Bell



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LOCATION ATTRIBUTES

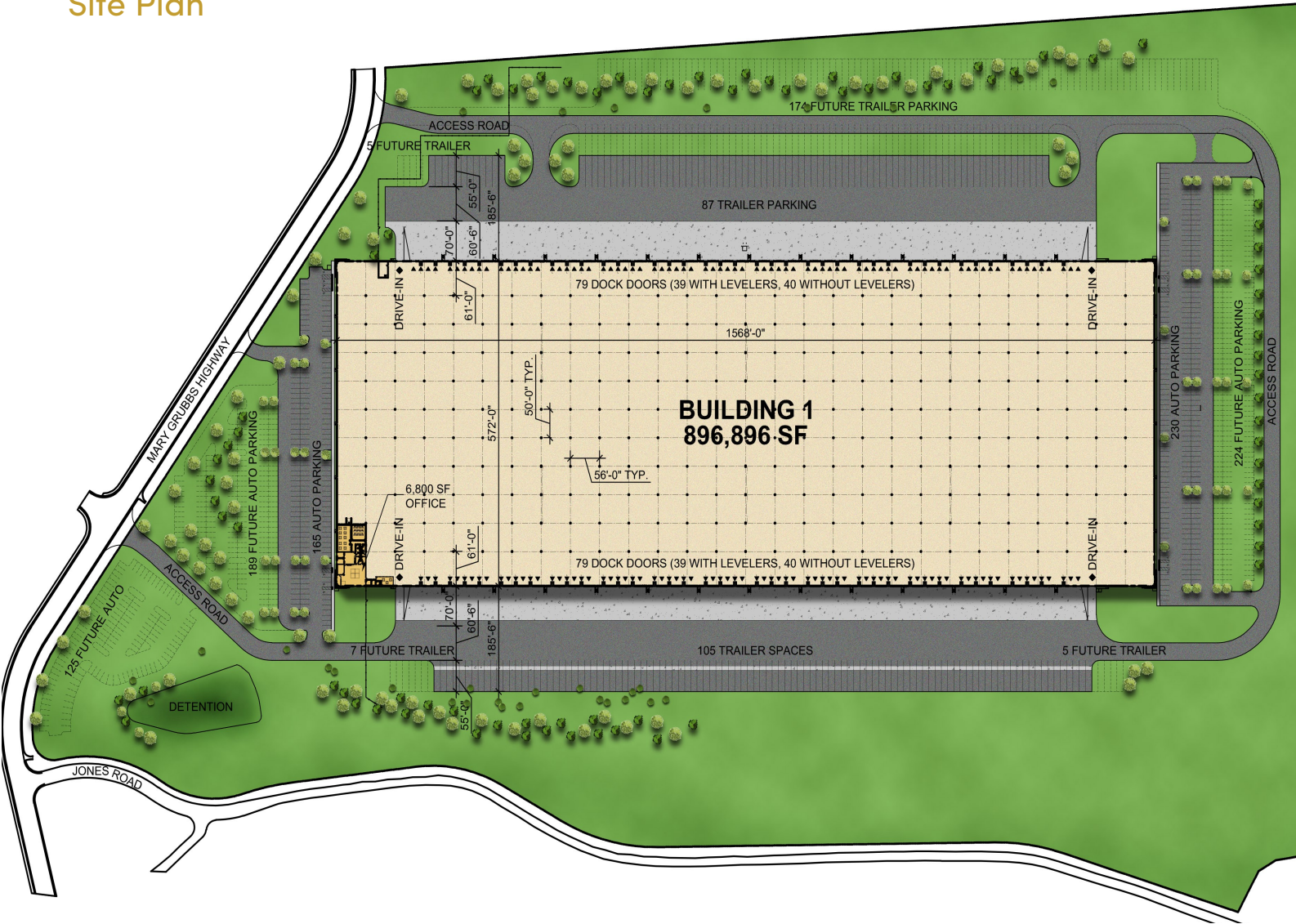
- Located in the heart of Greater Cincinnati's Logistics corridor with immediate proximity to the following:
 - FedEx Ground
 - Amazon Prime Air Hub
 - DHL International Hub
 - CSX
 - Norfolk Southern
- Easy access to I-75 / I-71 / I-74 / I-275 and only 15 miles to CVG International Airport
- Within 1-day drive of 60% of U.S population

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Site Plan

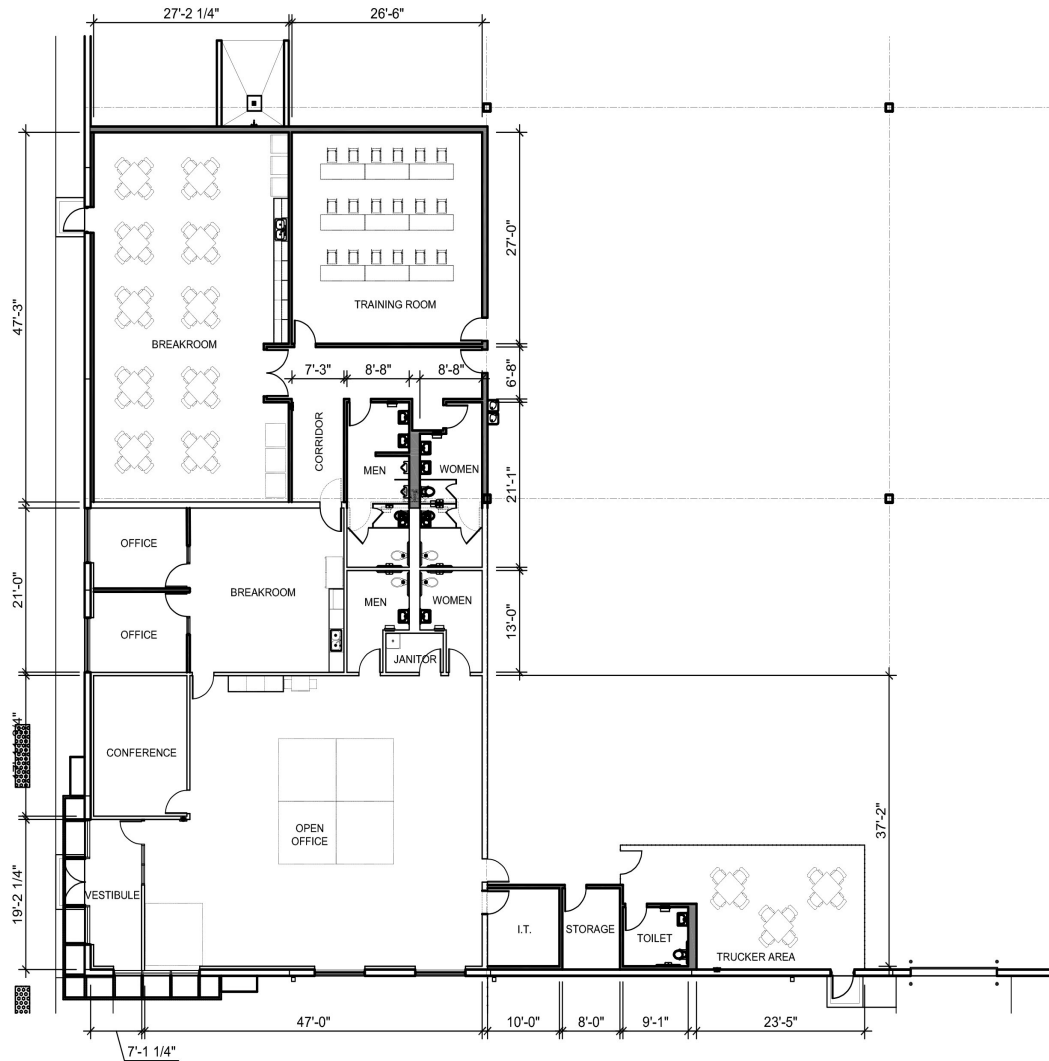


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Office Plan: 6,800 SF



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