



THE  
RMR  
GROUP



## For Lease

### CONTACT US

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# 1985 International Way Hebron | KY 41048

## Airport Corridor Distribution Space

Lease Rate: \$5.95/SF | OPEX: \$1.65/SF

### PROPERTY DETAILS

- 189,400 SF total
- 176,200 SF warehouse
- 13,200 SF office
- 32'-34' clear height
- Zoned: I-1, Light Industrial
- Trailer parking: 40 stalls
- Abundant employee parking
- Excellent highway visibility
- Close proximity to I-71/I-75 and I-275; and Cincinnati/Northern Kentucky International Airport
- Close proximity to Amazon's "Prime Air Shipping Hub" at CVG Airport

## BUILDING SPECIFICATIONS

<b>Total Building Area</b>	189,400 SF
<b>Office Area</b>	13,200 SF
<b>Warehouse Area</b>	176,200 SF
<b>Building Dimensions</b>	306' X 600'
<b>Land Area</b>	14.43 acres
<b>Year Built</b>	1997/1999
<b>Construction Type</b>	Conventional steel frame pre-cast concrete
<b>Ceiling Height</b>	32'-34'
<b>Dock Doors</b>	Thirty-eight (38) 8.5' x 9' doors Rite-Hite hydraulic levelers, lights & seals
<b>Truck Court</b>	190'
<b>Parking</b>	173 auto spaces, 50 trailer spaces
<b>Drive-In Doors</b>	One (1) 10' x 12'
<b>Lighting</b>	LED with motion sensors
<b>HVAC</b>	RTU forced air (natural gas); Roof mounted HVAC units
<b>Sprinkler System</b>	ESFR and wet system
<b>Roof</b>	Firestone EPDM
<b>Warehouse/office</b>	TPO
<b>Mechanical room</b>	

## UTILITIES

<b>Electric</b>	Duke Energy (513-421-9500) 480/277v/3phase - 2,500 amps
<b>Gas</b>	Duke Energy (513-421-9500)
<b>Water</b>	Boone County Water District (859-586-6155)
<b>Sewer</b>	Sanitation District #1 (859-578-7450)
<b>Telephone</b>	Cincinnati Bell Telephone (513-566-5050)
<b>Zoning</b>	I-1; Light Industrial
<b>Governing Jurisdiction</b>	Unincorporated Boone County
<b>Parcel ID</b>	047.00-05-014-00

## LOCATION

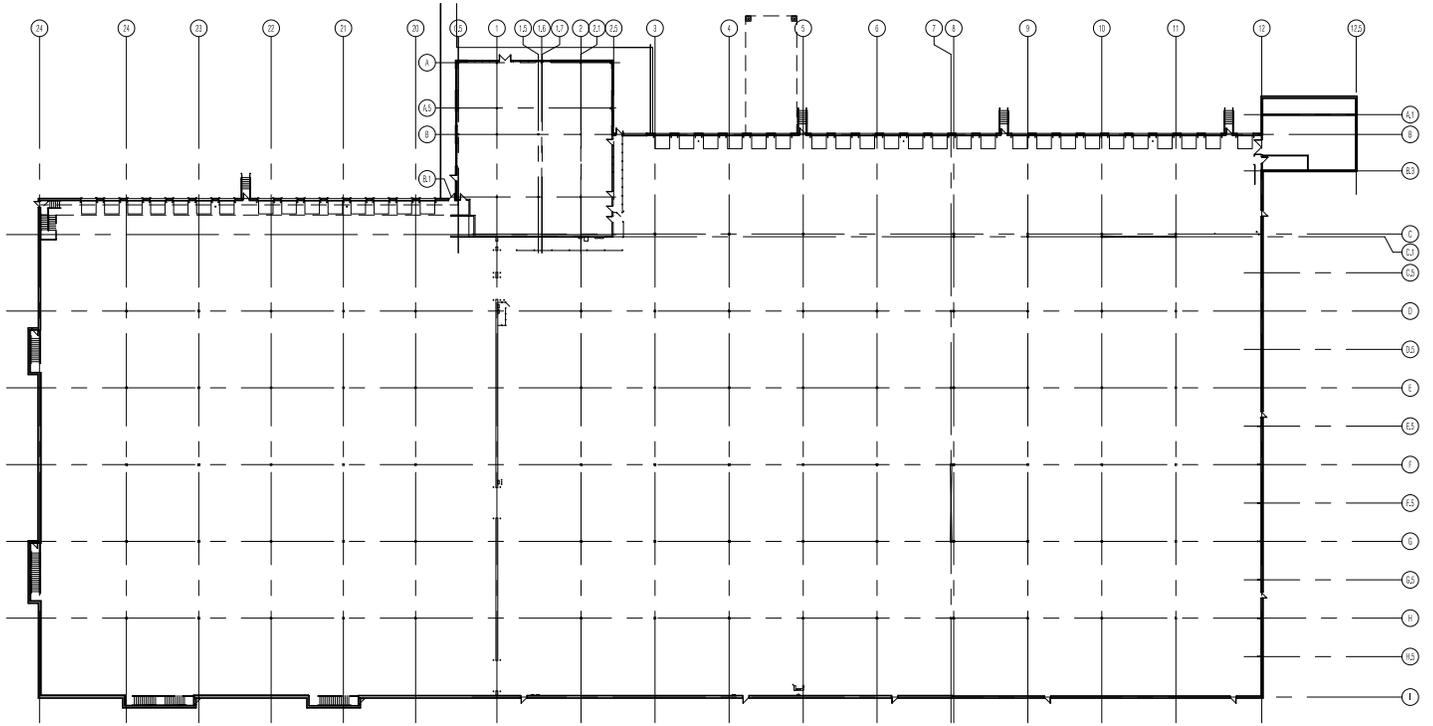


### DISTANCES

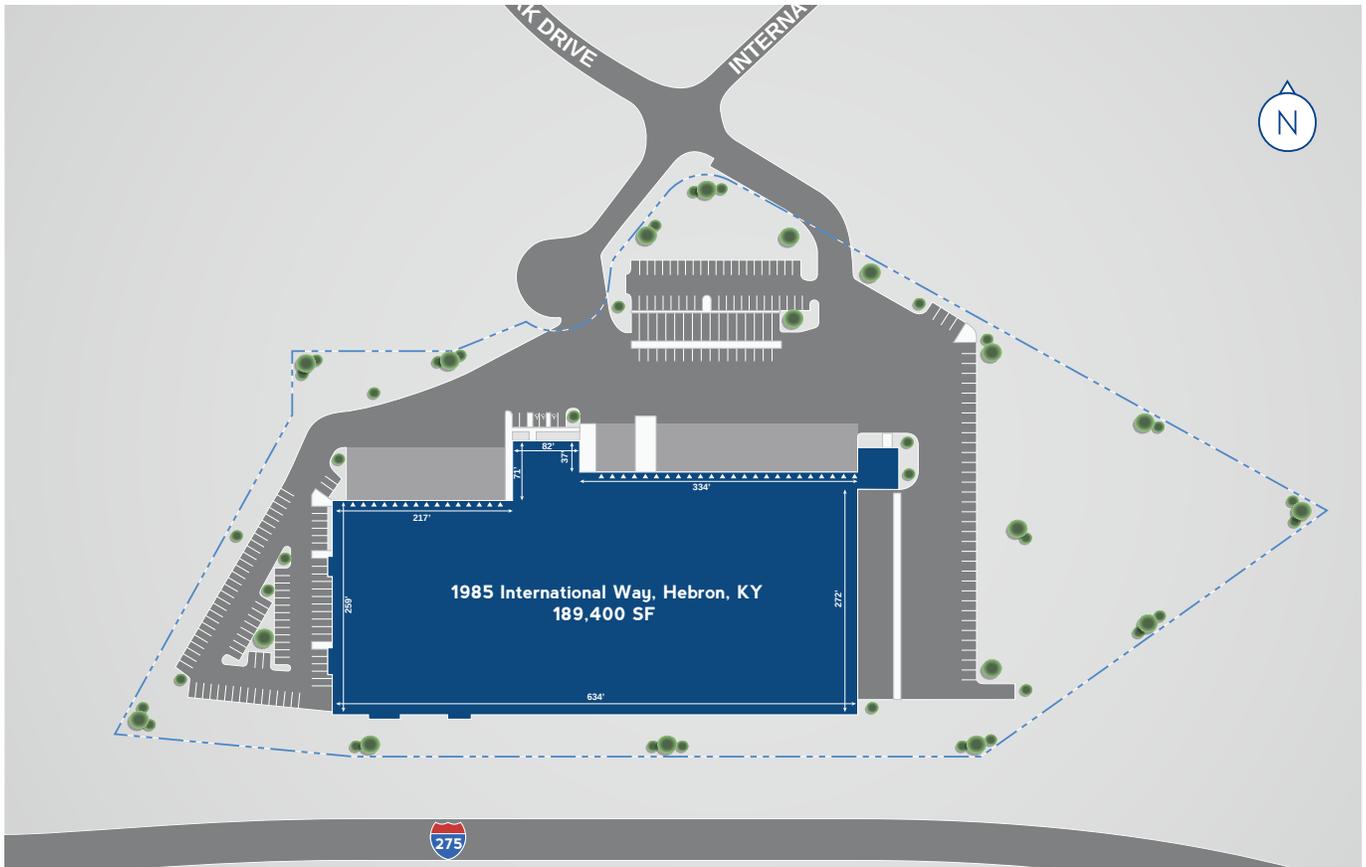
Louisville, KY	80 miles	Nashville, TN	284 miles
Columbus, OH	121 miles	Pittsburgh, PA	303 miles
Indianapolis, IN	122 miles	Chicago, IL	308 miles
Detroit, MI	276 miles	St. Louis, MO	348 miles

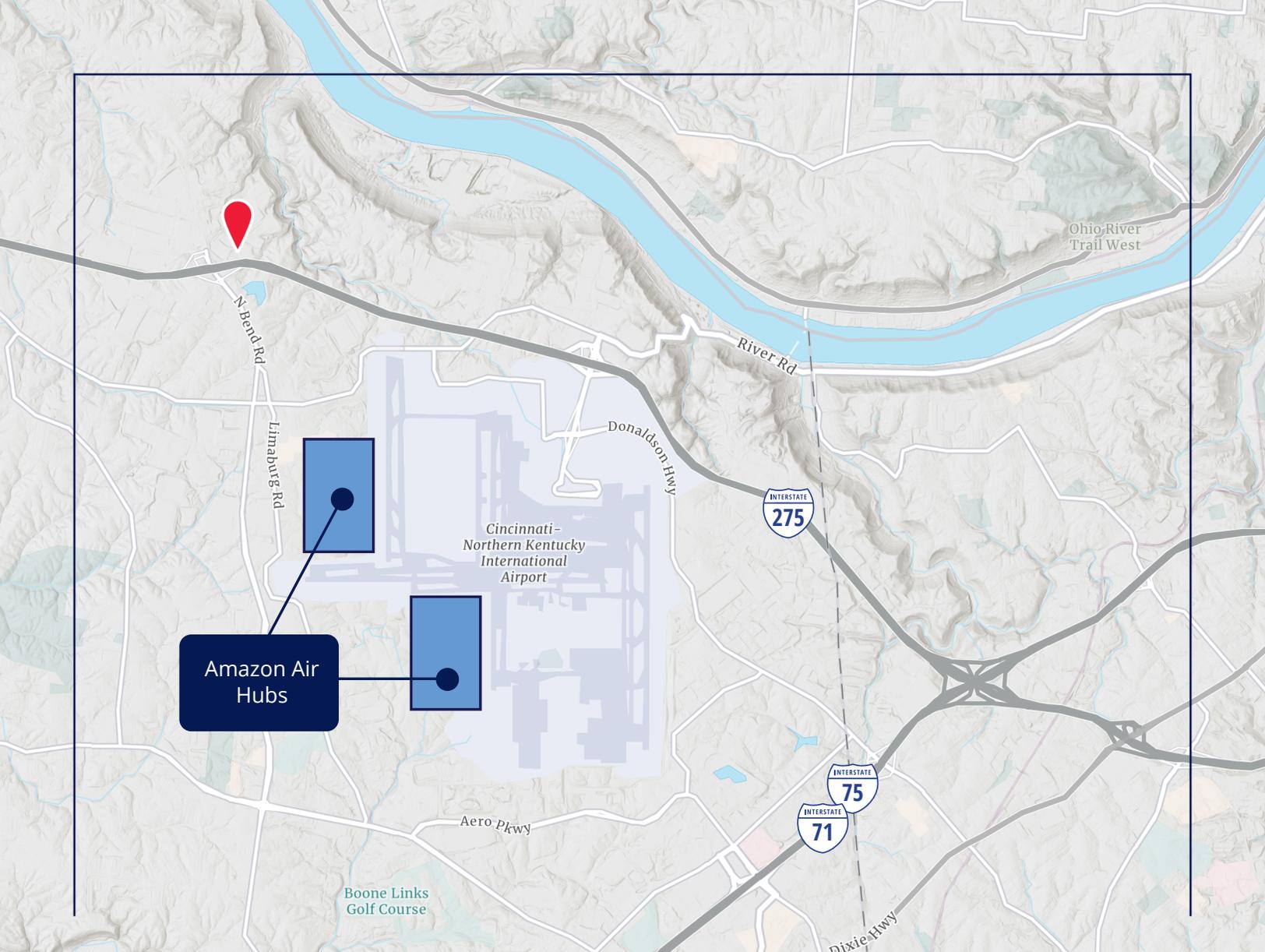
- Within minutes to four interstate highways - I-75, I-71, I-74 and I-275
- Proximate to Greater Cincinnati Northern Kentucky International Airport (CVG)
- Bus transportation at park entrance
- 60% of US population within a 500 mile radius
- Proximity to Distribution Hubs:
  - DHL Super Cargo (9 mins/5 miles)
  - Amazon - Prime Air CVG Airport (8 mins/5 miles)
  - FedEx Ground Hub - Independence (21 mins/16 miles)
  - UPS Air Hub - Louisville (1 hr 44 mins/108 miles)
  - FedEx Smartpost - Indianapolis (1 hr 53 mins/118 miles)
  - FedEx Smartpost - Grove City (2 hrs/116 miles)
- Automotive & e-Commerce Corridors

# SPACE PLAN



# SITE PLAN





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