

# 201 Richard Knock Highway

Walton, KY (Cincinnati)

## Key Facts

Property type	Industrial space
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Building size	896,896 SF
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Space available	896,896 SF
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## Contact Us

Learn more about this property or schedule a tour by reaching out to our local investment and leasing officer.

**Aaron Schmidt**

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**Chris Simons**

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



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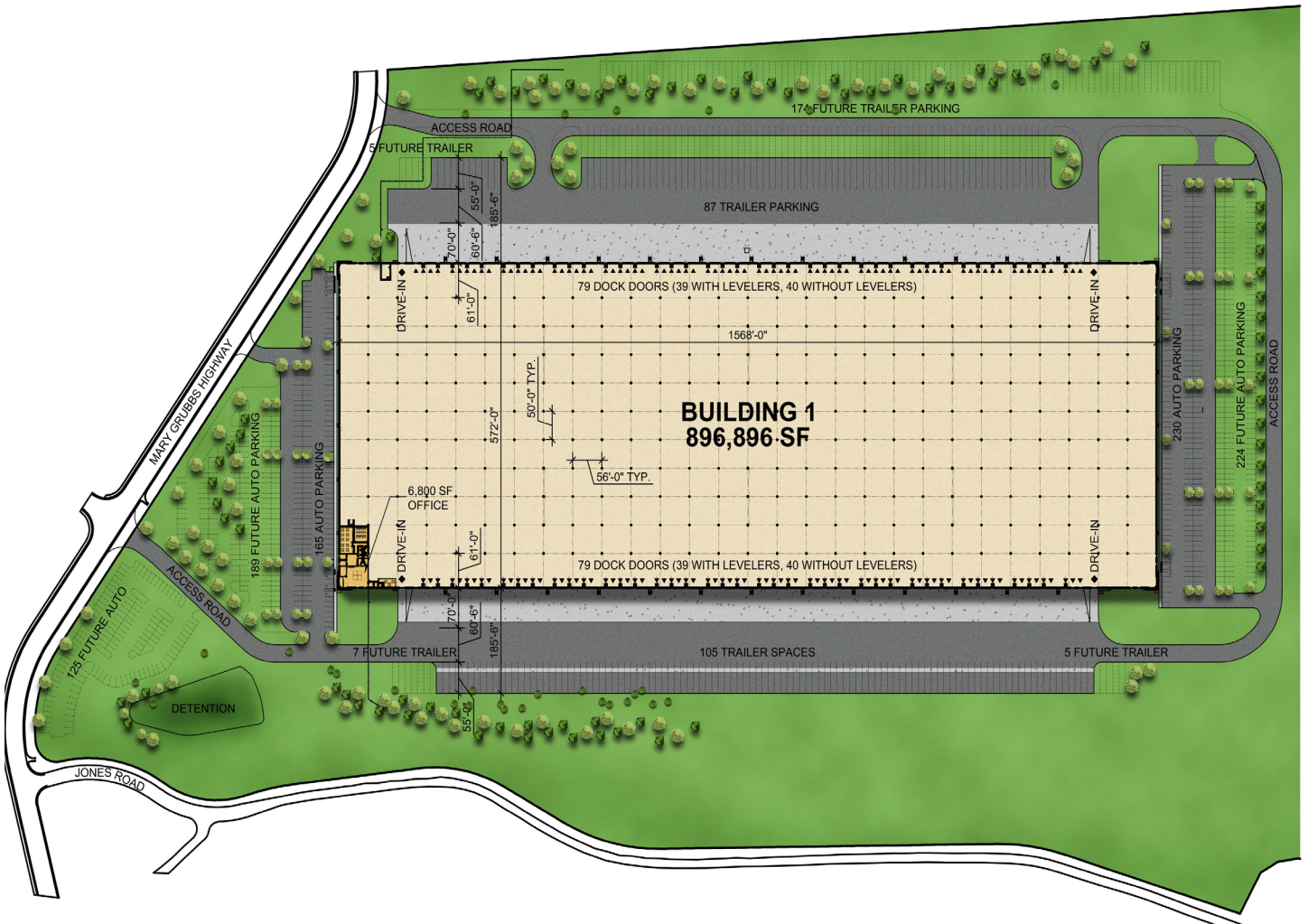
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## Site Plan



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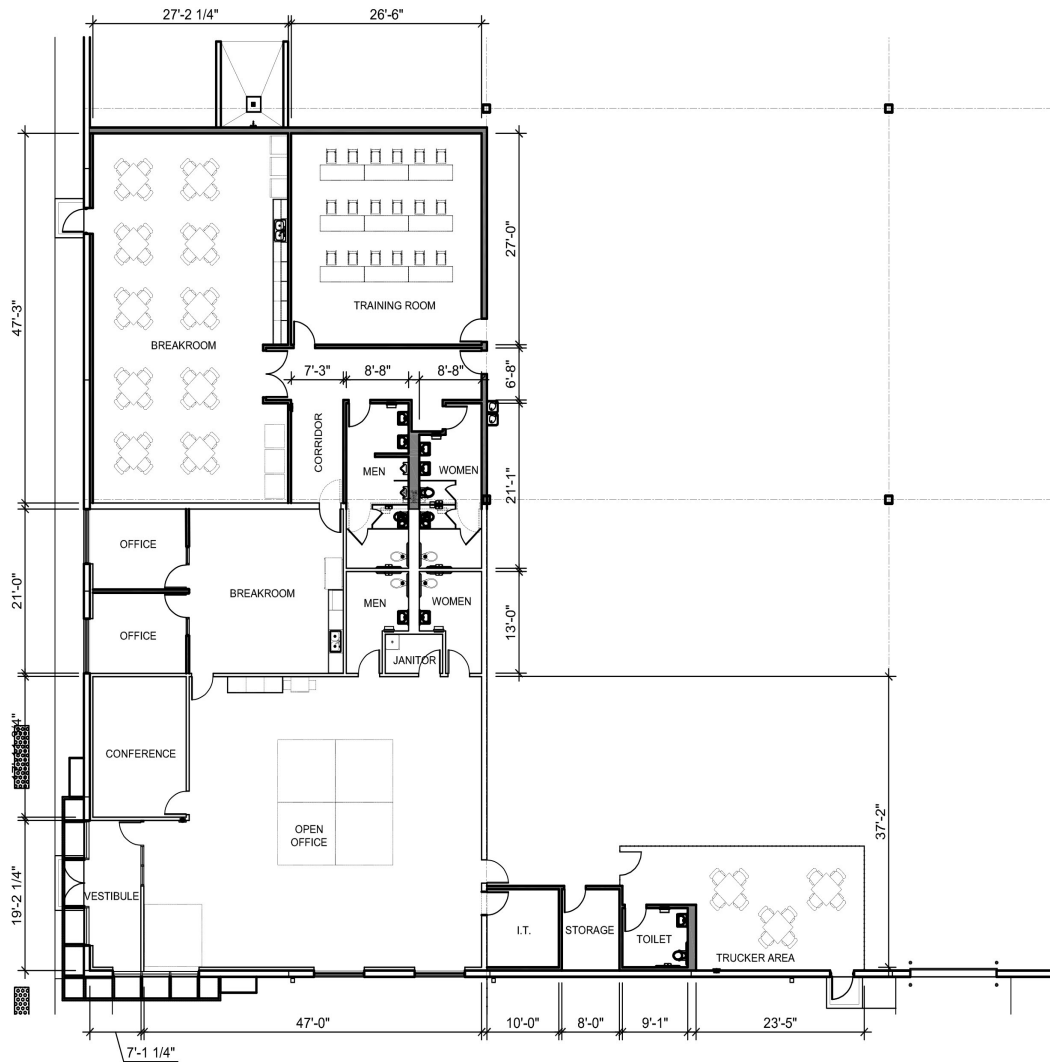
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Office Plan: 6,800 SF



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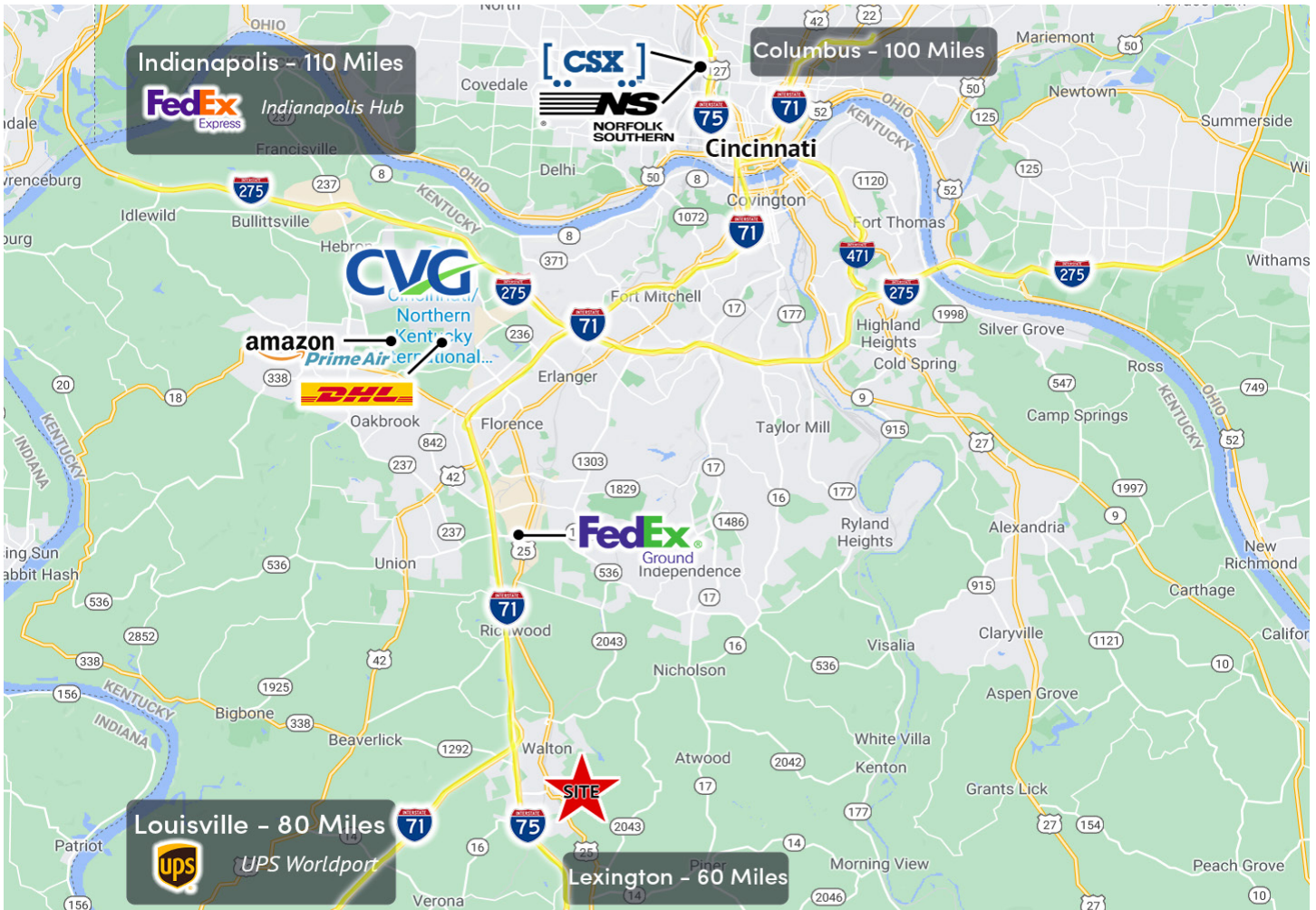
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## LOCATION ATTRIBUTES

- 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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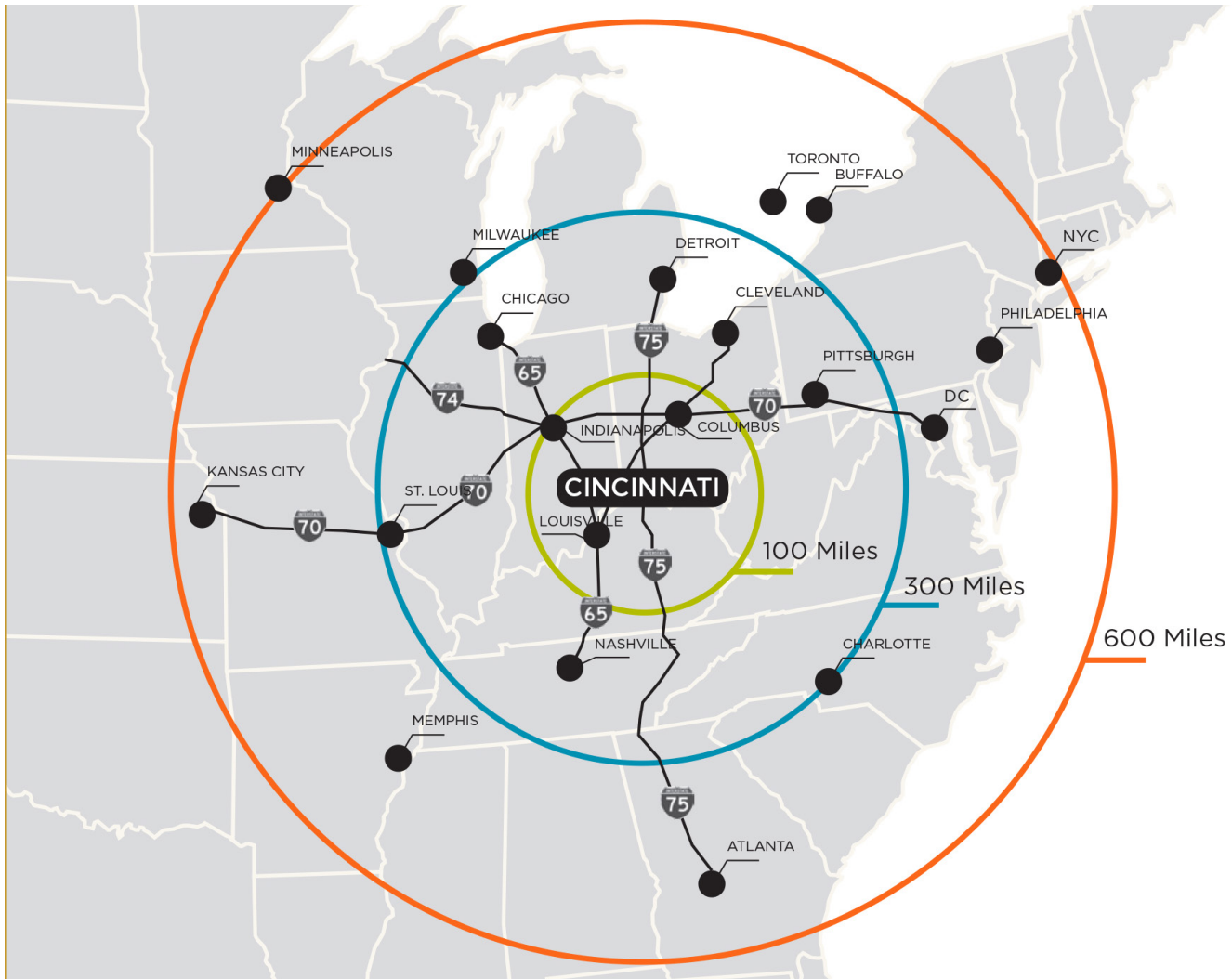
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