

LOGISTICS PARK 75 BUILDING 1

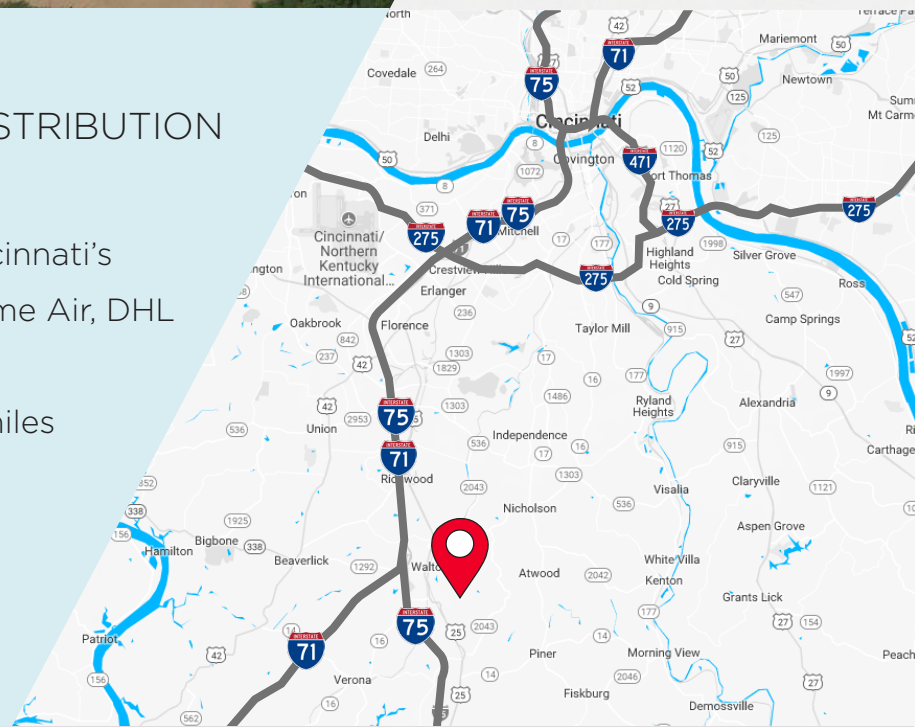
WALTON, KENTUCKY

LOGISTICS PARK **75**

896,896 SF

FOR LEASE - MODERN BULK DISTRIBUTION

- 272-acre master planned park
- Located in the heart of Greater Cincinnati's Logistics corridor - UPS, FedEx, Prime Air, DHL
- Class A building design
- Easy access to I-75/71 and only 15 miles to CVG International Airport
- Q3 2019 Delivery



For more information, contact:

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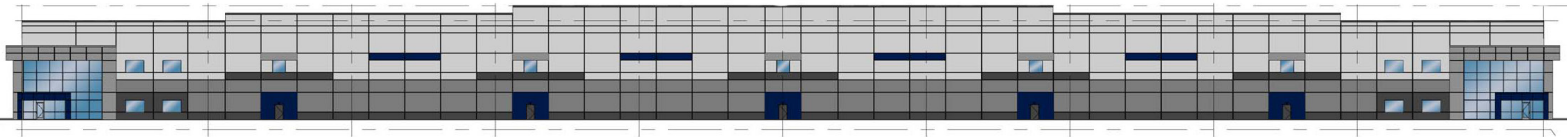
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 **CUSHMAN & WAKEFIELD**
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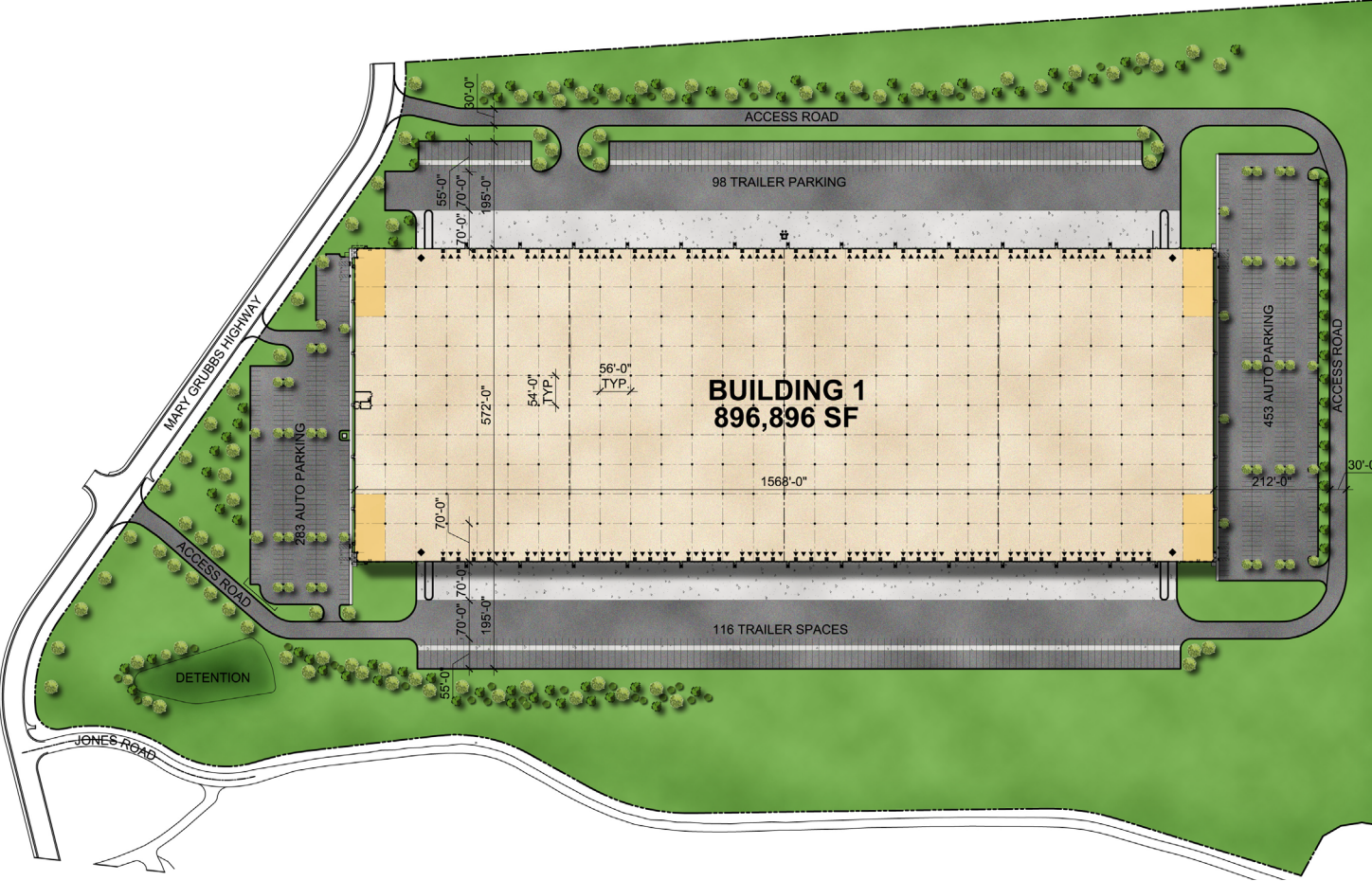
PROPERTY FEATURES

Location:	Walton, KY - 20 miles south of Cincinnati, OH	Bay Size:	32,032 SF (Depth: 56' x 572')
Building Size:	896,896 SF (Divisible)	Floors:	7" unreinforced concrete
Construction:	Concrete Tilt-Up Construction	Roof:	Single-ply, 45 mil TPO
Clear Height:	36'	Auto Parking:	736 Spaces
Jurisdiction:	Kenton County, City of Walton	Trailer Parking:	214 Spaces
Zoning:	I-1, Light Industrial	Lighting:	LED
Fire Suppression:	ESFR	HVAC:	High Efficiency Natural Gas Fired Heaters
Airport:	Cincinnati/N. Kentucky International Airport is located 15 miles northwest via I-75/ I275, CVG, DHL Supercargo, Prime Air Hubs	Delivery:	Q3 2019
Dock Doors:	160 (9'x10') Dock Doors 82 (9'x10) with Levelers	ASKING RATE:	\$3.85/psf NNN
Drive-Ins:	4 (12'x14')	OPEX:	\$0.68/psf
Column Spacing:	Speedbay: 56' x 70' Interior: 56' x 54' (Typical)		





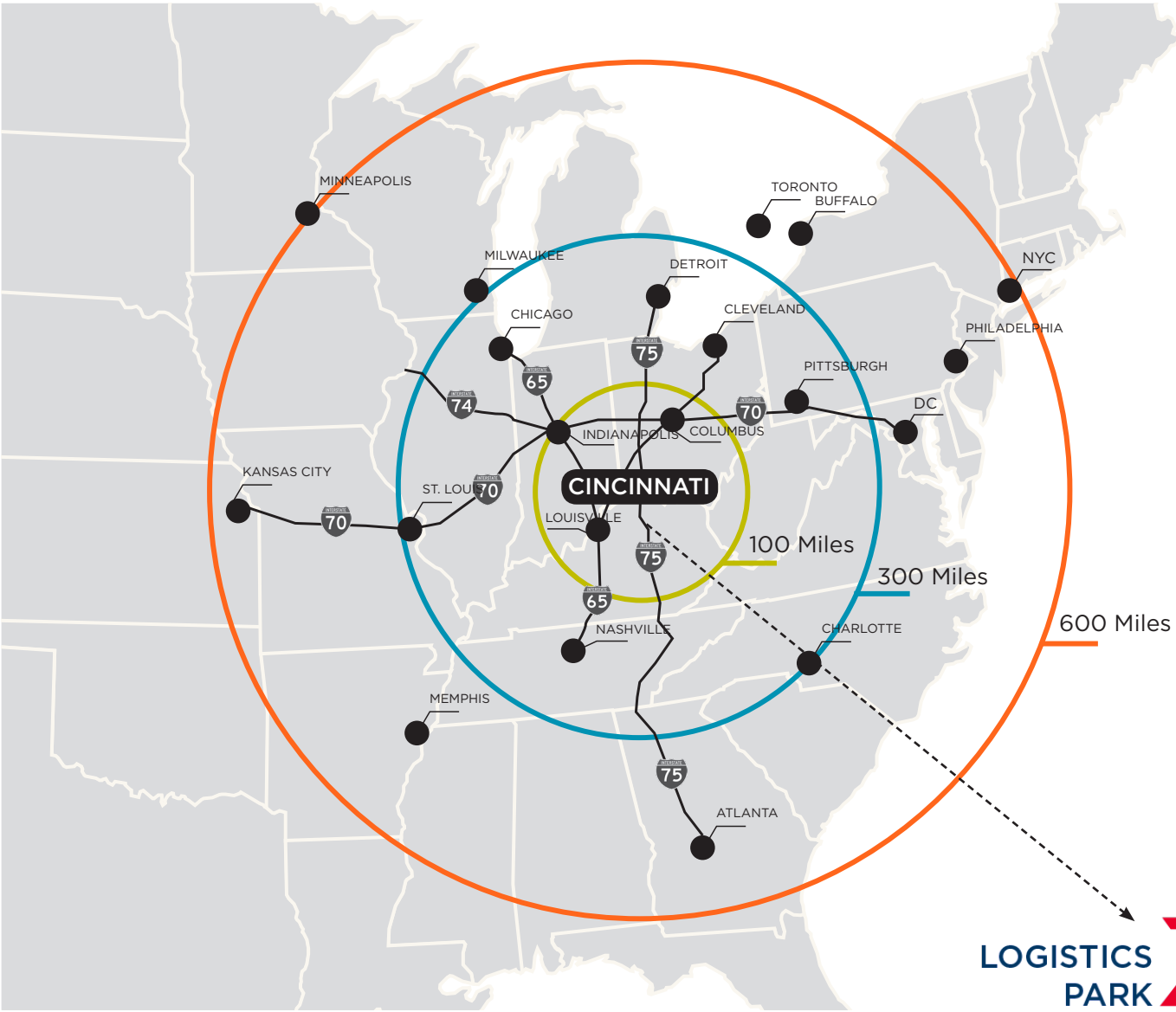
SITE PLAN





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TRANSPORTATION



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AMAZING REACH TO MAJOR POPULATIONS!



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DISTRIBUTION HUBS

LOGISTICS PARK **75** *IN THE CENTER OF IT ALL!*





LOGISTICS PARK **75**

FULLY CONSTRUCTED INTERCHANGE - DIRECT INTERSTATE ACCESS





LOGISTICS PARK **75**

JOIN THESE MAJOR CORPORATIONS!



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