

FOR LEASE

BUILDING 3B

300 RICHARD KNOCK WAY, WALTON, KY
GREATER CINCINNATI

LOGISTICS
PARK **75**



For more information, contact:

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STONEMONT
FINANCIAL GROUP

US CAPITAL
DEVELOPMENT

UP TO 544,320 SF
MODERN BULK DISTRIBUTION

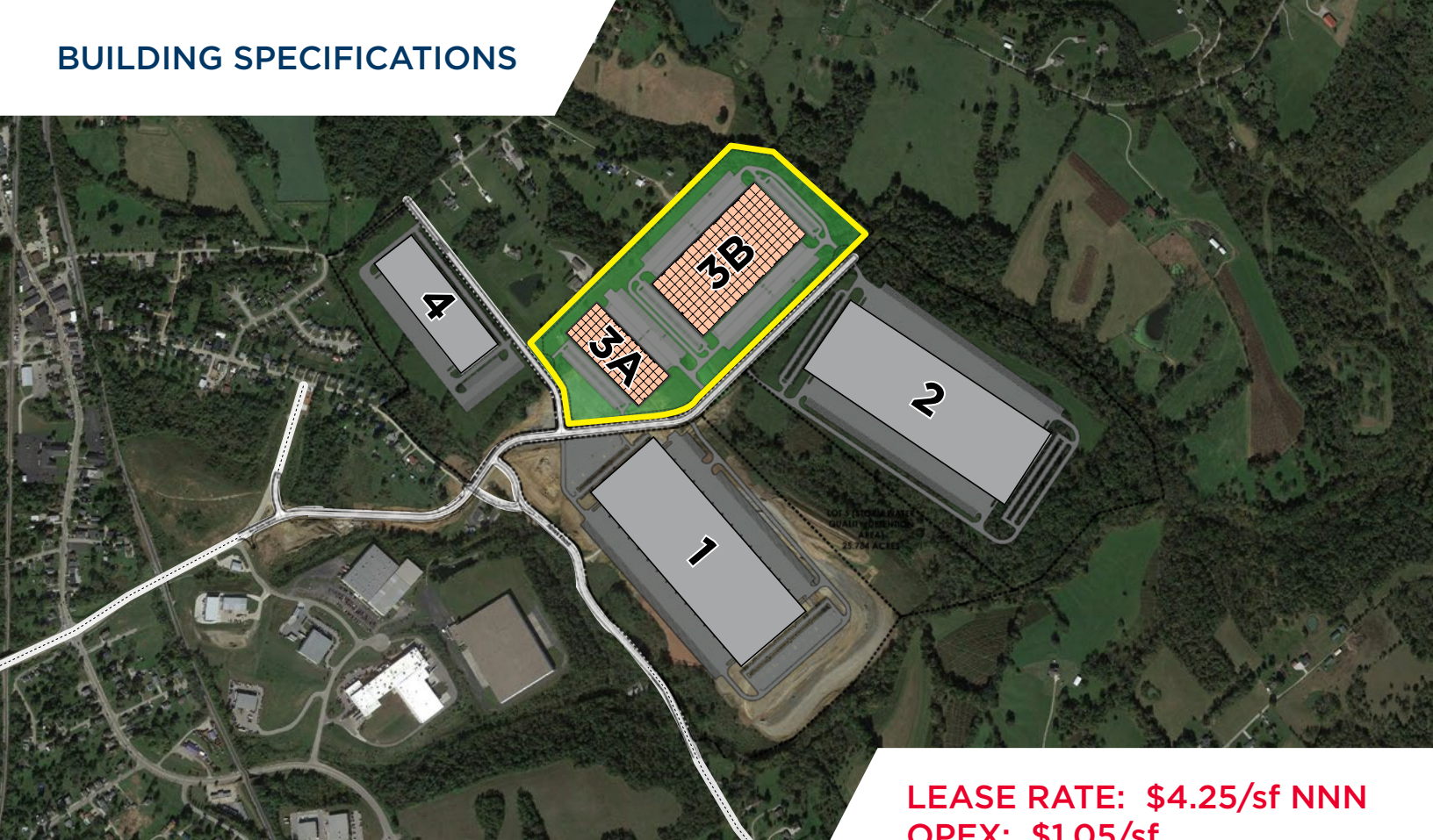
UNDER CONSTRUCTION - Q4 2020 DELIVERY



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BUILDING SPECIFICATIONS

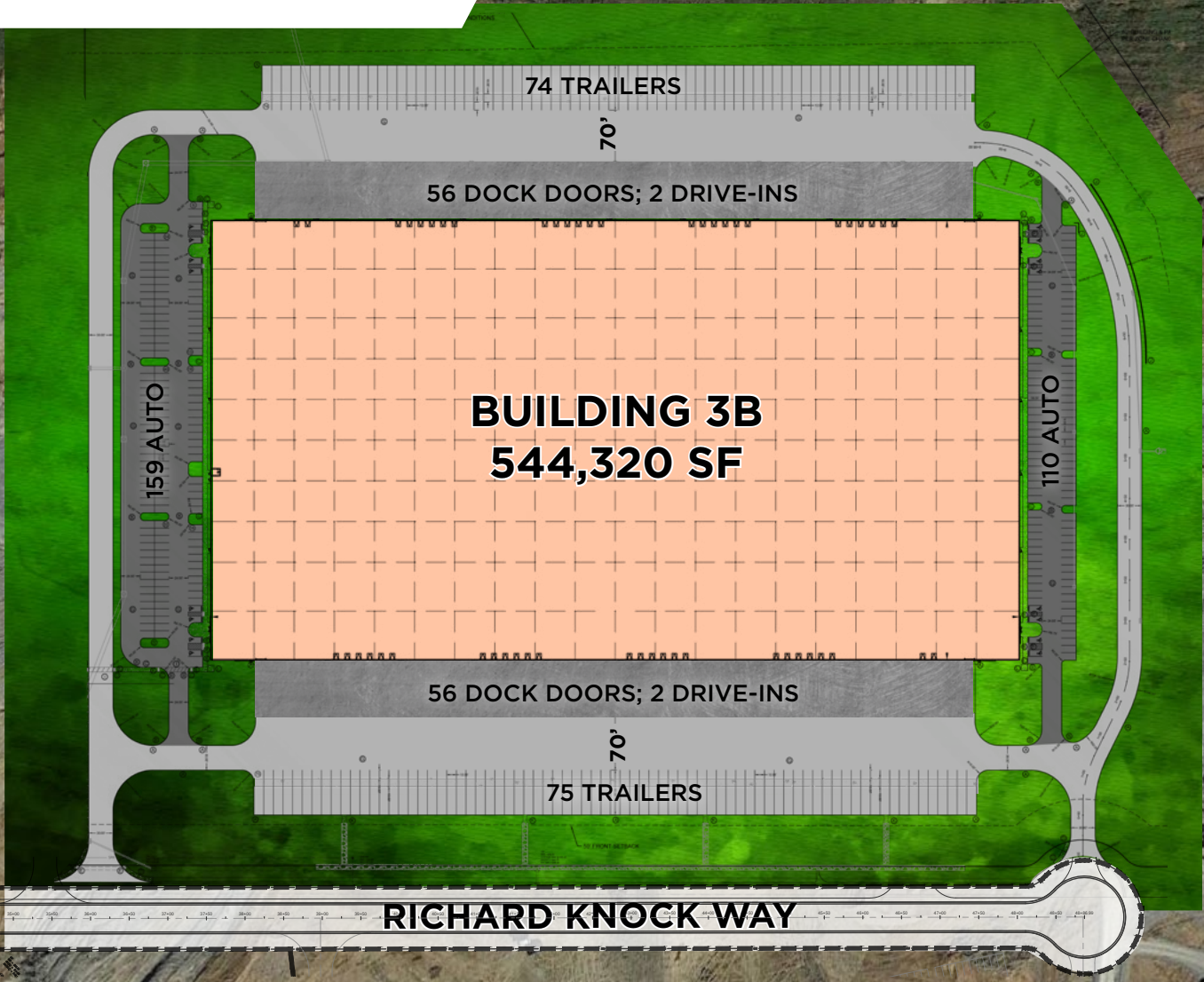


LEASE RATE: \$4.25/sf NNN
OPEX: \$1.05/sf

BUILDING 3B

Building Size:	544,320 SF (Cross-Dock)	Jurisdiction:	Kenton County, City of Walton, KY
Construction:	Concrete (540' x 1,008') Tilt-Up	Zoning:	Llght Industrial I-1
Clear Height:	36'	Utilities:	
Fire Suppression:	ESFR	Electric:	Duke Energy www.duke-energy.com (800.544.6900)
Dock Doors:	56 (9'x10') Dock Doors with 7' x 8' 35,000lb Levelers/Seals/Bumpers (56) Dock Doors with Bumpers only	Gas:	Duke Energy www.duke-energy.com (800.544.6900)
Drive-Ins:	4 (12'x14')	Water:	Northern Kentucky Water District www.nkywater.org (859.578.9898)
Column Spacing:	Speedbay: 56' x 70' Interior: 56' x 50'	Sewer:	City of Walton www.cityofwalton.com (859.485.4383)
Lighting:	LED	Telephone/Data:	Cincinnati Bell www.cincinnati-bell.com (513.566.5050)
HVAC:	High Efficiency Gas 80/20 MAU	Data:	Spectrum Cable www.spectrum.com (866.481.7927)
Roof:	Single-Ply, 45 mil white TPO, R20 Insulation	Delivery:	Q4 2020
Truck Court:	190' North and 190' South 60' Concrete Apron		
Parking:	269 Auto Spaces (Expandable) 149 Trailer Stalls		
Bay Size:	30,240 SF (56' x 540')		
Slab:	7" Concrete Unreinforced		

SITE PLAN



ELEVATIONS

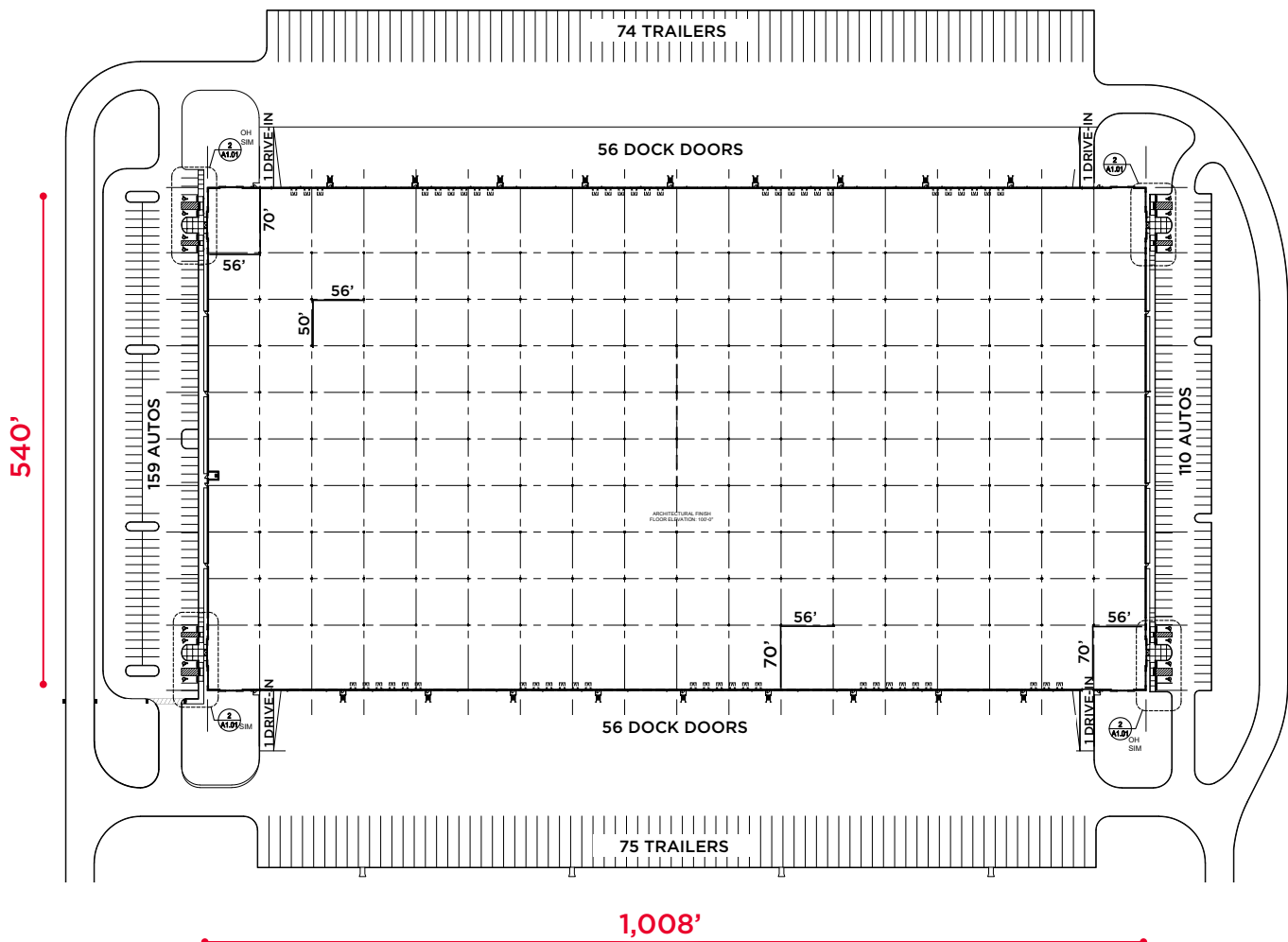


INTERIOR CONCEPT

NOT ACTUAL PHOTO



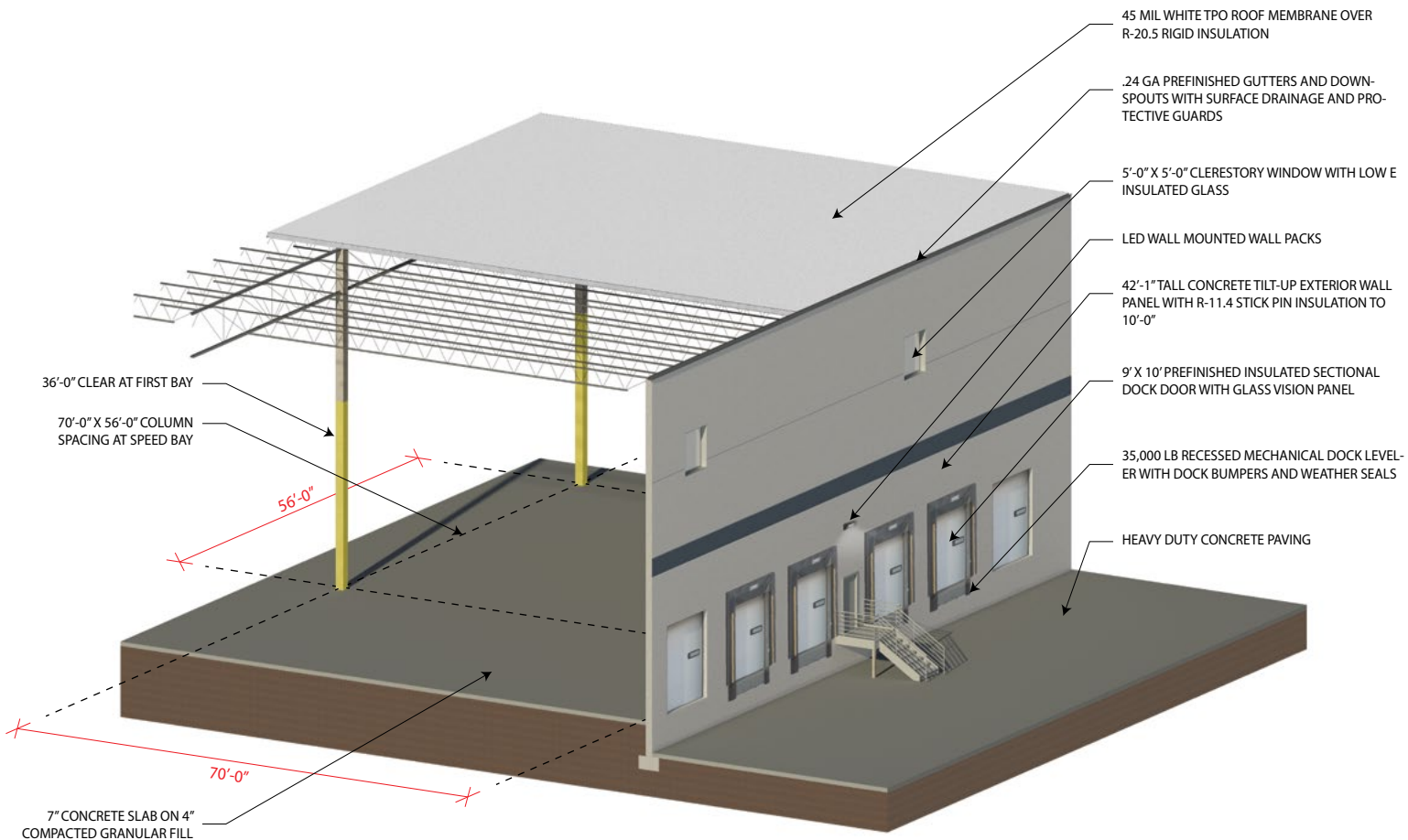
SITE/FLOOR PLAN



EXTERIOR CONCEPT



CROSS SECTION RENDERING

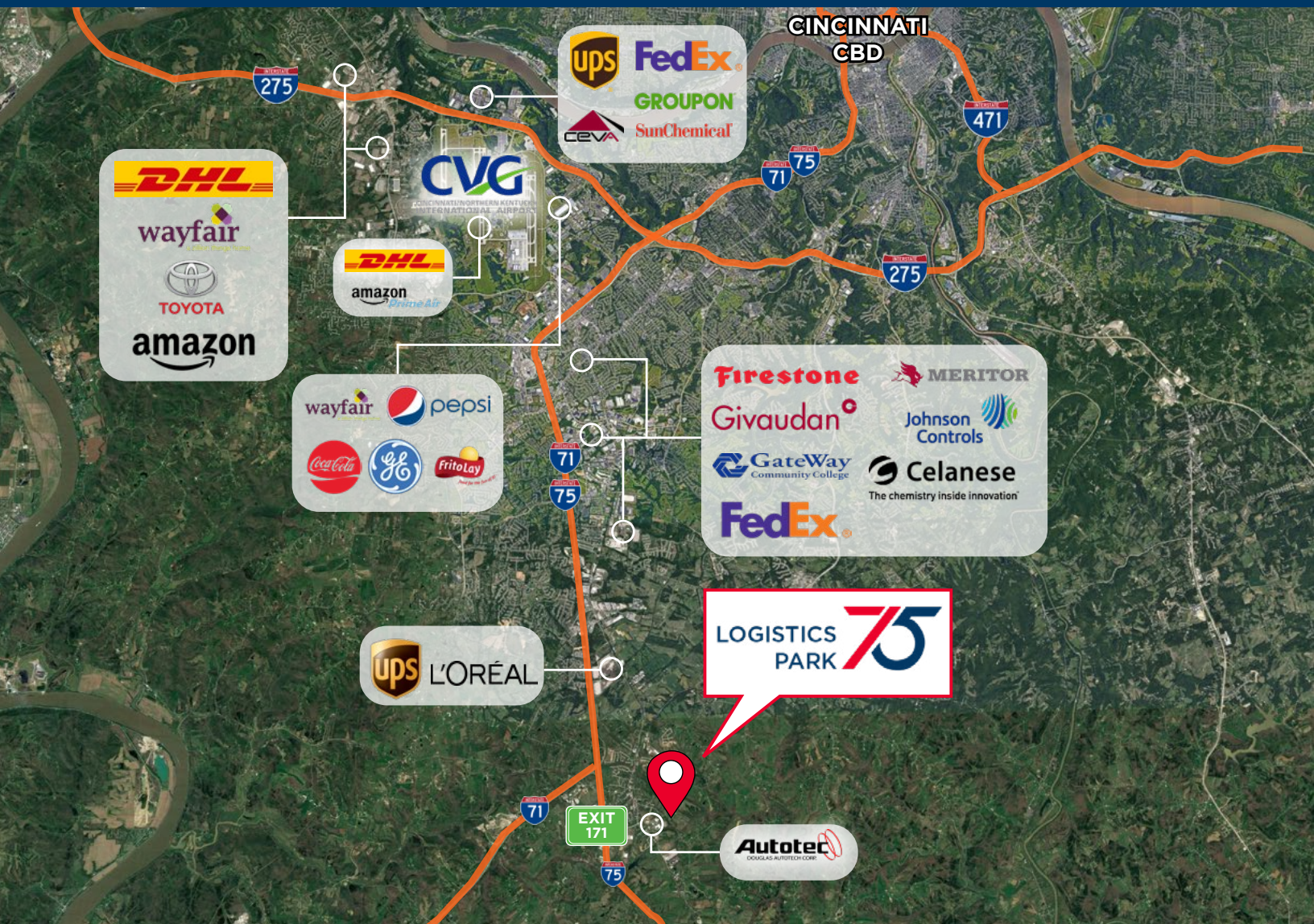


ABOUT LOGISTICS PARK 75



Logistics Park 75 (LP 75), a 272 acre master planned industrial park consisting of multiple buildings from 200,000 SF to 900,000 SF and located in the heart of the logistics corridor of Greater Cincinnati.

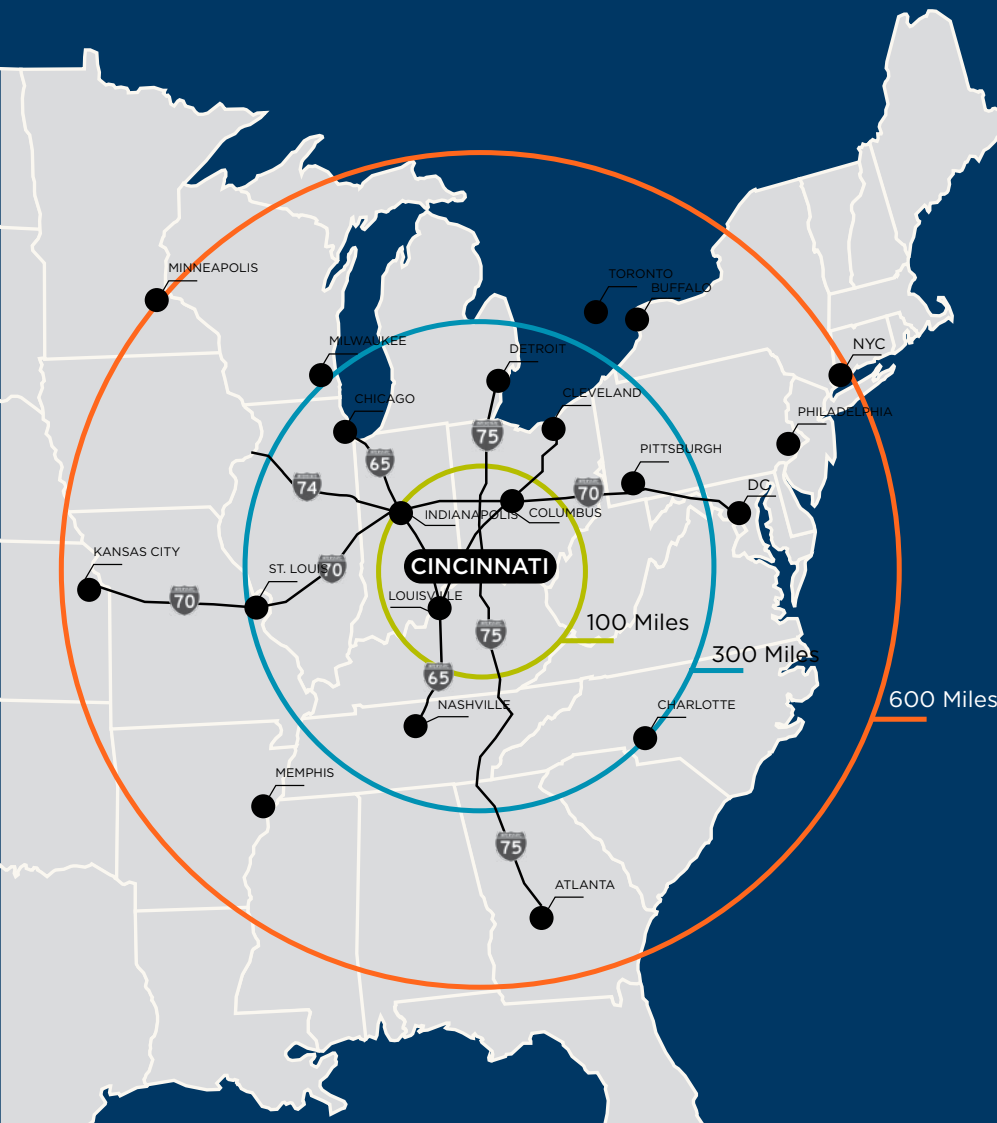
Located East of I-75 & I-71 with ease of access, LP 75 is just 15 miles South of CVG International Airport and other Logistic hubs like Amazon, DHL, UPS & FedEx.





LOCATION & DEMOGRAPHICS

(20 MILE RADIUS)



POPULATION (2019)
657,813



AVERAGE HOUSEHOLD INCOME
\$78,233



TOTAL BUSINESSES
27,843



LABOR FORCE POPULATION
522,438



UNEMPLOYMENT RATE
2.4%



EDUCATION ATTAINMENT

HIGH SCHOOL	29.2%
ASSOC. DEGREE	8.4%
BACH. DEGREE	19.7%
GRAD. DEGREE	11.1%

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