

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



UP TO 544,320 SF
MODERN BULK DISTRIBUTION

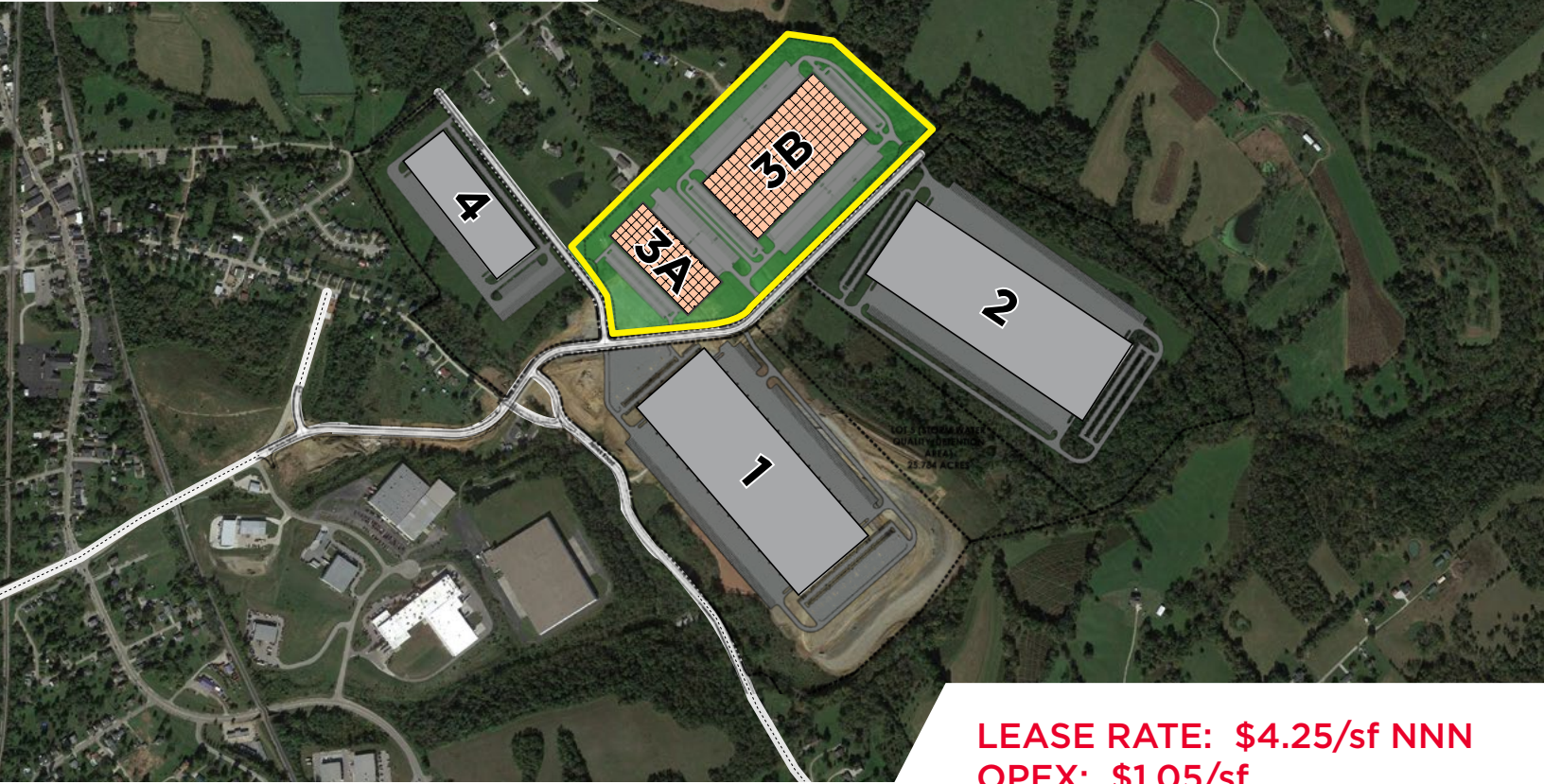
UNDER CONSTRUCTION - Q4 2020 DELIVERY



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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)
Construction:	Concrete (540' x 1,008') Tilt-Up
Clear Height:	36'
Fire Suppression:	ESFR
Dock Doors:	56 (9'x10') Dock Doors with 7' x 8' 35,000lb Levelers/Seals/Bumpers (56) Dock Doors with Bumpers only
Drive-Ins:	4 (12'x14')
Column Spacing:	Speedbay: 56' x 70' Interior: 56' x 50'
Lighting:	LED
HVAC:	High Efficiency Gas 80/20 MAU
Roof:	Single-Ply, 45 mil white TPO, R20 Insulation
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

Jurisdiction: Kenton County, City of Walton, KY

Zoning: Light Industrial I-1

Utilities:

Electric: Duke Energy
www.duke-energy.com
(800.544.6900)

Gas: Duke Energy
www.duke-energy.com
(800.544.6900)

Water: Northern Kentucky Water District
www.nkywater.org
(859.578.9898)

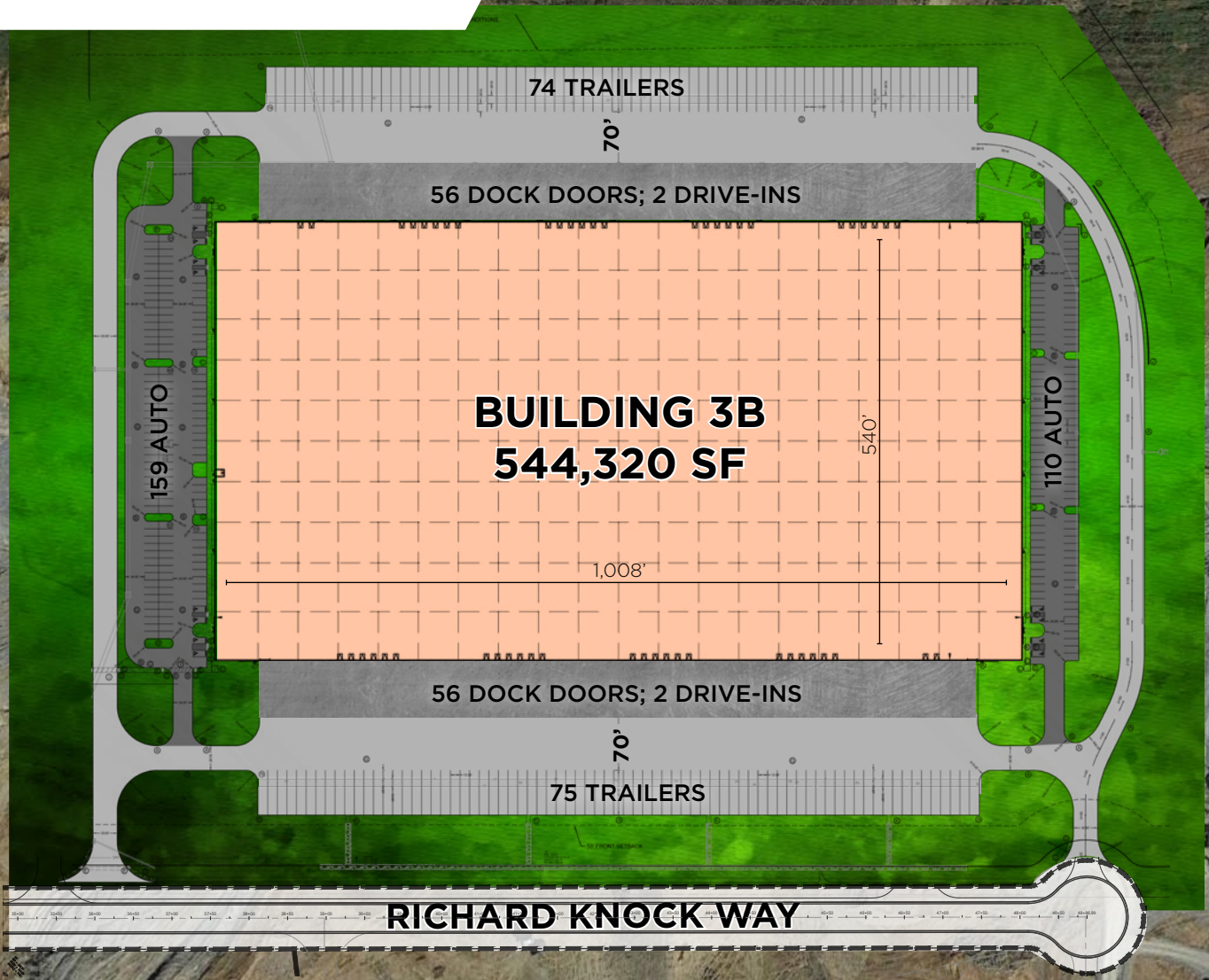
Sewer: City of Walton
www.cityofwalton.com
(859.485.4383)

Telephone/Data: Cincinnati Bell
www.cincinnati-bell.com
(513.566.5050)

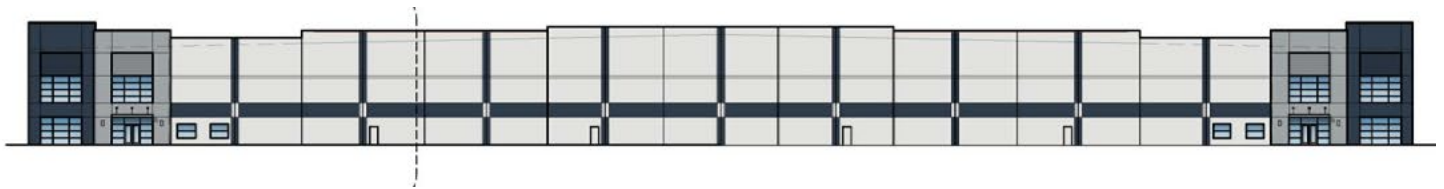
Data: Spectrum Cable
www.spectrum.com
(866.481.7927)

Delivery: Q4 2020

SITE PLAN



ELEVATIONS

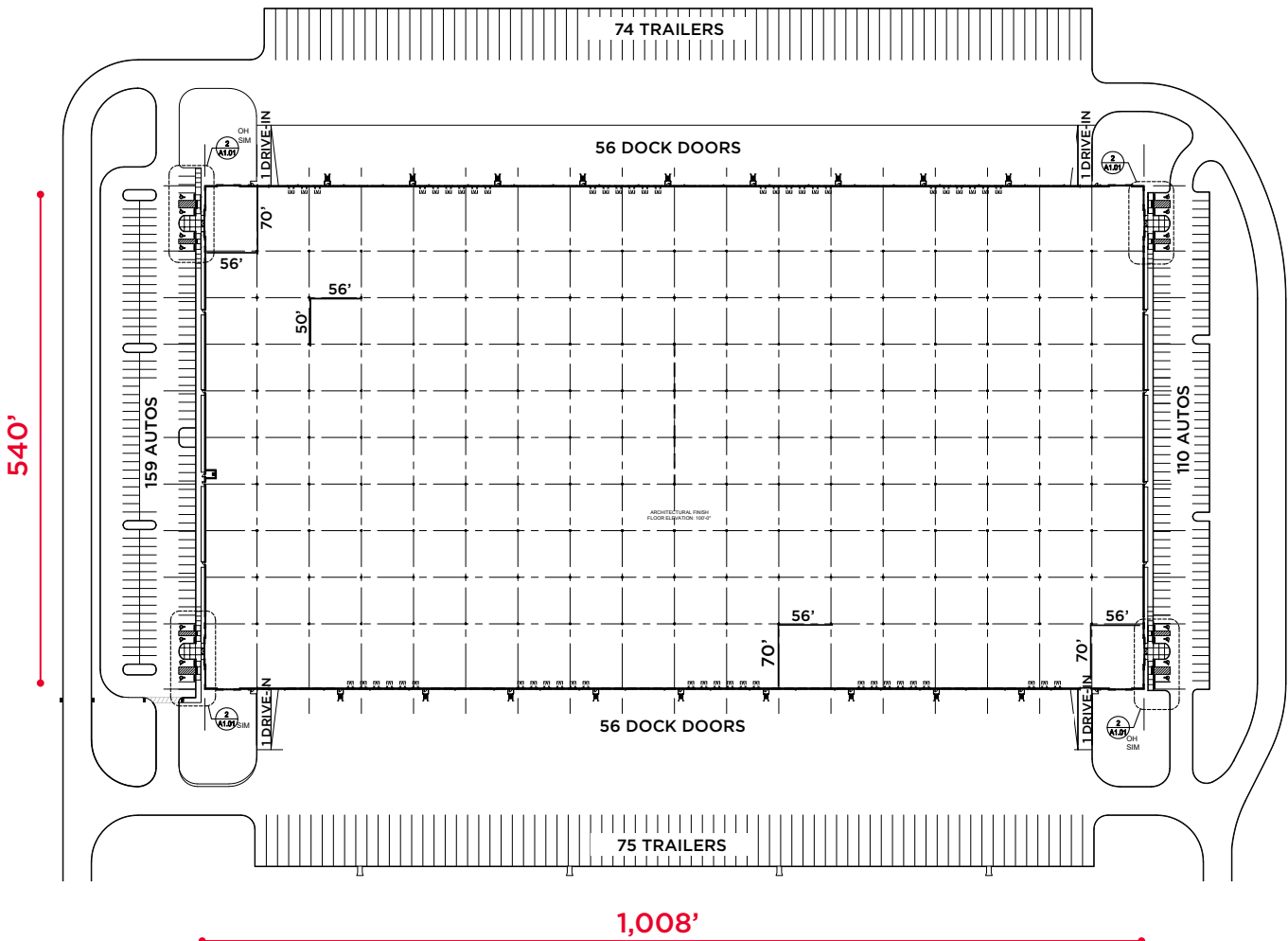


INTERIOR CONCEPT

NOT ACTUAL PHOTO



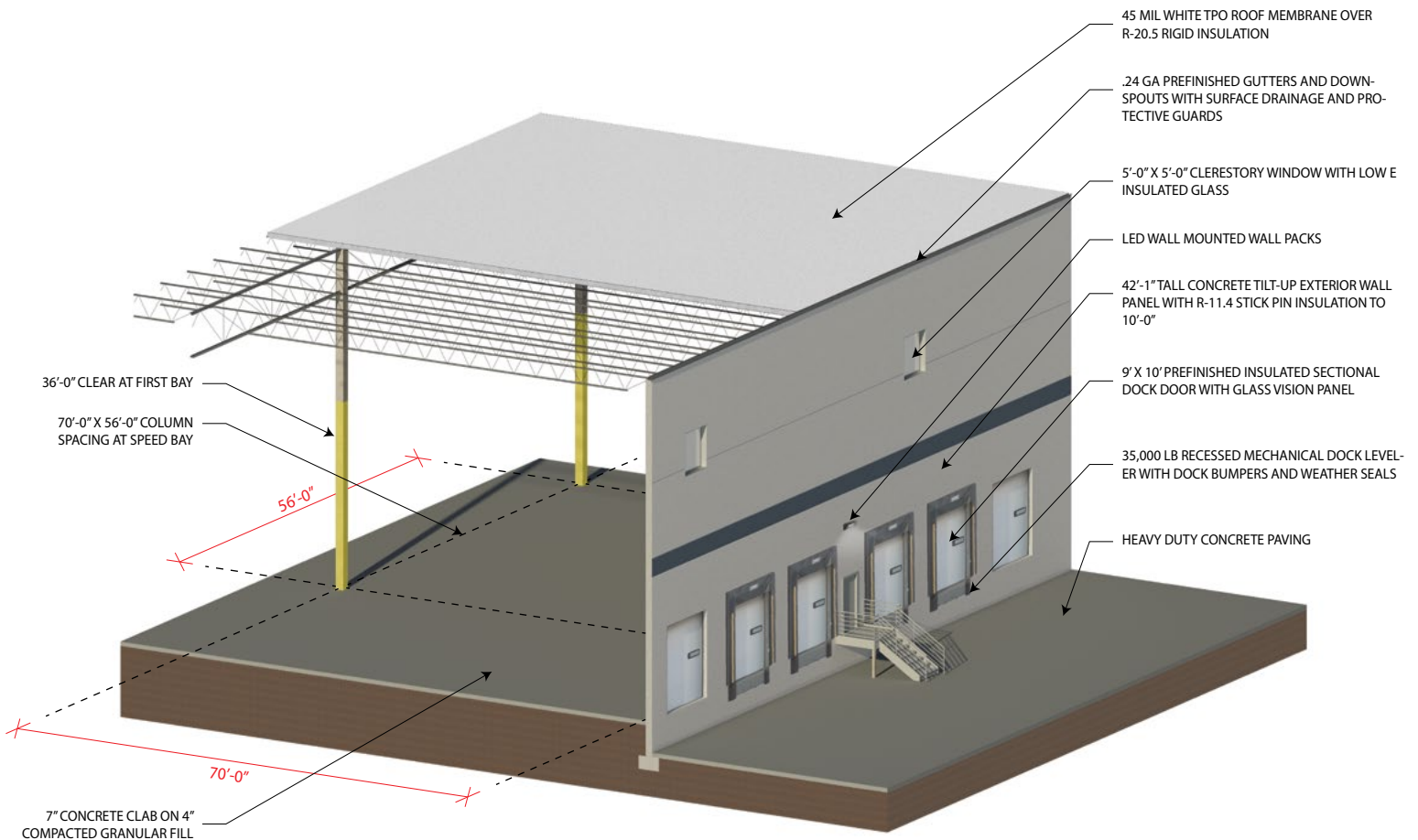
SITE/FLOOR PLAN



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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