

1,058,400± SF

New Class A Modern Bulk Distribution

US 25, DRY RIDGE, KY





LOCATION

1,058,400 SF (540' x 1,960') **BUILDING SIZE**

TBD

Build-to-suit

insulation

36' - 40'

LED

YEAR BUILT

OFFICE

CONSTRUCTION

CLEAR HEIGHT

ROOF

LIGHTING

City of Dry Ridge (Grant County)

Concrete tilt walls, with interior

Mechanically Fastened 45 mil TPO,

R20 insulation, 15-year Warranty

FIRE SUPPRESSION

HVAC

ELECTRIC

FLOORS

BAY SIZE

COLUMN SPACING

DOCK DOORS

DRIVE-IN DOORS

3,000 amp

Gas fired make up air units

ESFR

7" unreinforced concrete

28,798 SF (53'-4" x 540')

53'-4" x 46' typ. (60' speed bay)

(134) 9'x10' with levelers, seals and

bumpers; (50) Future Docks

(4) 12' x 14'

TRUCK COURT 185' (includes trailer parking)

DATA

302 spaces TRAILER PARKING

PARKING 570± auto spaces

ELECTRIC/GAS www.duke-energy.com

WATER/SEWER www.cdrky.org

TELEPHONE www.altafiber.com

www.spectrum.com

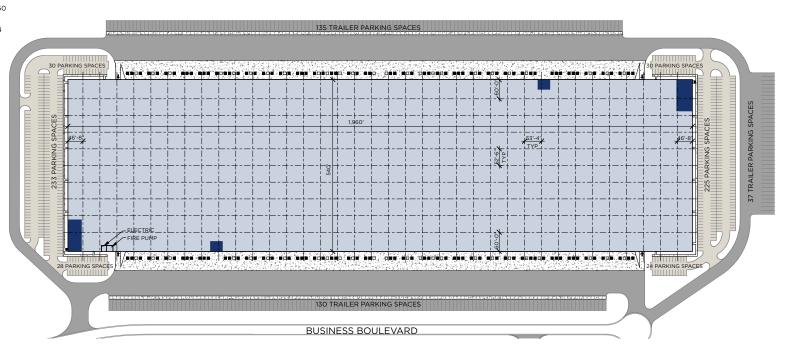
ZONING Industrial I-1

FULL DOCK POSITION (W/DOCK LEVELER & SEAL)

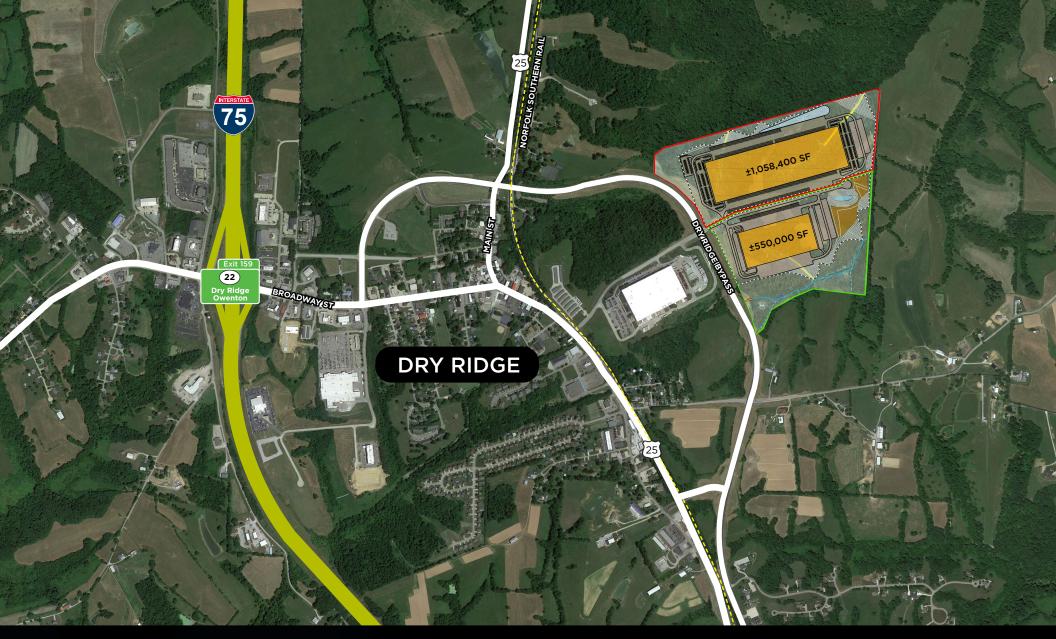
FUTURE DOCK POSITION 50

DRIVE-IN DOOR

FUTURE OFFICE AREA









DIRECT HIGHWAY ACCESS

TO 60% OF THE U.S. POPULATION



Verst Logistics Center, a 180+ acre master planned industrial park, delivering unmatched proximity and access to customers, employees and home.

The park is located and designed to be ideally suited for local and regional distribution and manufacturing companies. Sitting along, I-75, Verst Logistics Center is only minutes from Cincinnati, Lexington and Louisville.



CVG International Airport 30 Minutes



Downtown Cincinnati 35 Minutes

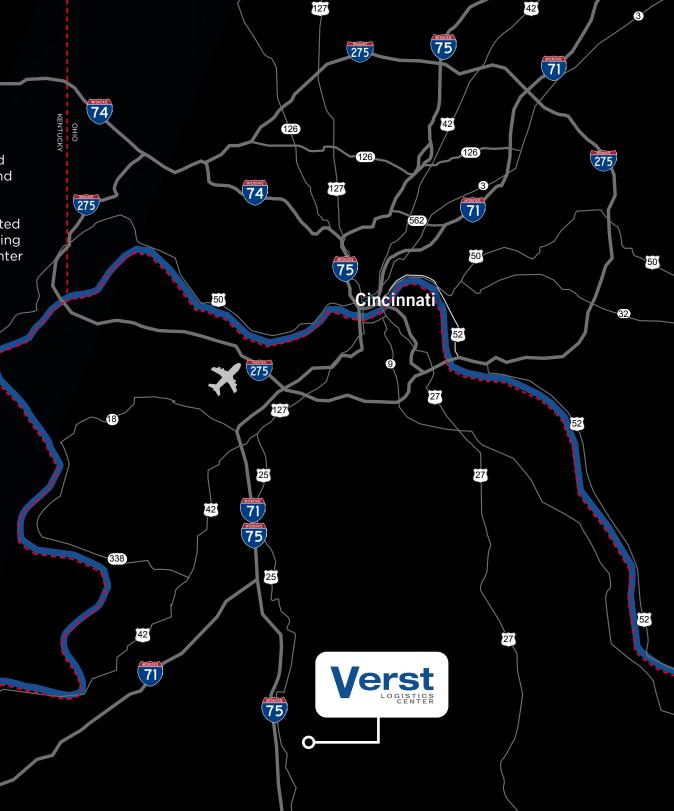


Downtown Lexington 40 Minutes



Downtown Louisville

90 Minutes





For more information, contact:

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