

**BUILD-TO-SUIT
OPPORTUNITY!**



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LOGISTICS
CENTER

1,058,400± SF

New Class A Modern Bulk Distribution

US 25, DRY RIDGE, KY

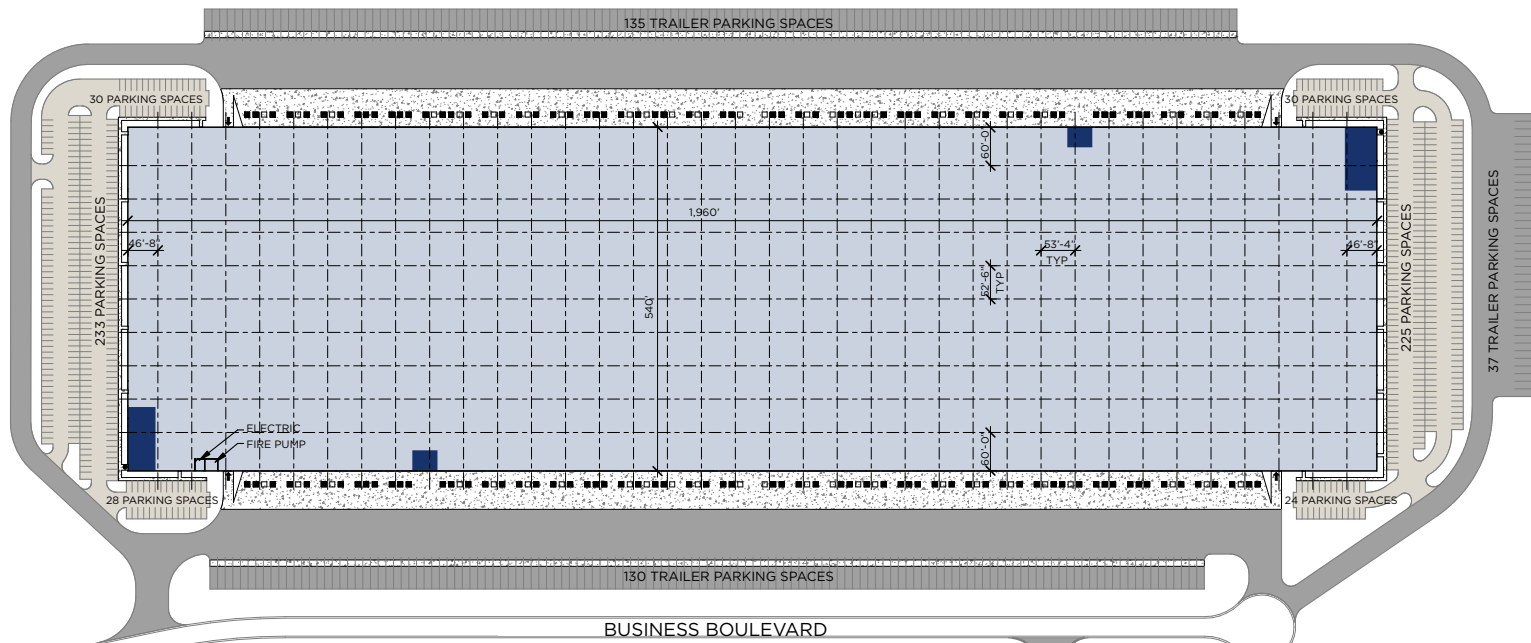


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LOCATION	City of Dry Ridge (Grant County)	ELECTRIC	3,000 amp	TRUCK COURT	185' (includes trailer parking)
BUILDING SIZE	1,058,400 SF (540' x 1,960')	HVAC	Gas fired make up air units	TRAILER PARKING	302 spaces
YEAR BUILT	TBD	FIRE SUPPRESSION	ESFR	PARKING	570± auto spaces
OFFICE	Build-to-suit	FLOORS	7" unreinforced concrete	ELECTRIC/GAS	www.duke-energy.com
CONSTRUCTION	Concrete tilt walls, with interior insulation	BAY SIZE	28,798 SF (53'-4" x 540')	WATER/SEWER	www.cdrky.org
CLEAR HEIGHT	36' - 40'	COLUMN SPACING	53'-4" x 46' typ. (60' speed bay)	TELEPHONE	www.altafiber.com
ROOF	Mechanically Fastened 45 mil TPO, R20 insulation, 15-year Warranty	DOCK DOORS	(134) 9'x10' with levelers, seals and bumpers; (50) Future Docks	DATA	www.spectrum.com
LIGHTING	LED	DRIVE-IN DOORS	(4) 12' x 14'	ZONING	Industrial I-1

- FULL DOCK POSITION (W/DOCK LEVELER & SEAL) 134
- FUTURE DOCK POSITION 50
- DRIVE-IN DOOR 4
- FUTURE OFFICE AREA





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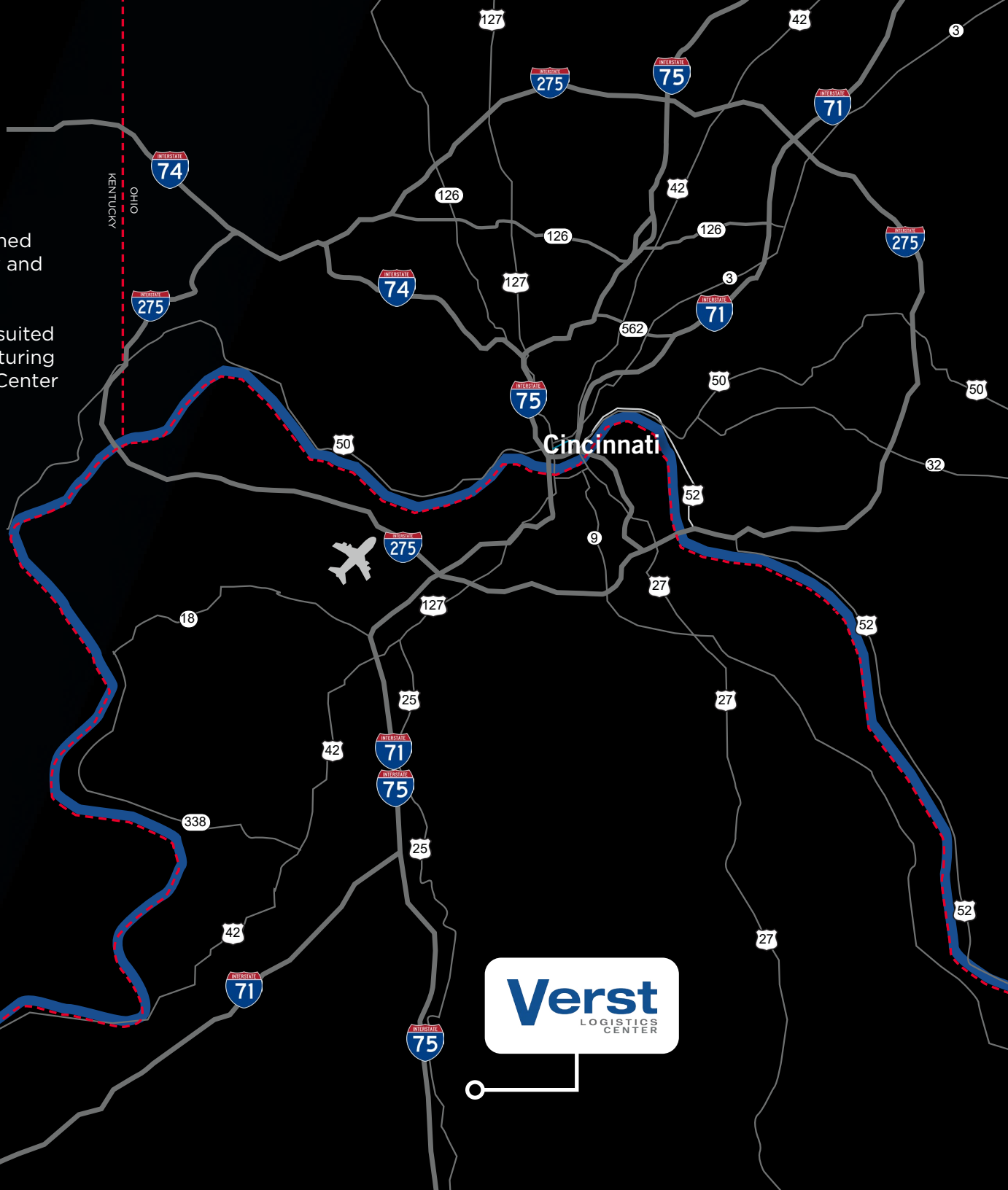




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DIRECT HIGHWAY ACCESS
TO 60% OF THE U.S. POPULATION

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