

**BUILD-TO-SUIT  
OPPORTUNITY!**



**Verst**  
LOGISTICS  
CENTER

**±550,000 SF**

New Class A Modern Bulk Distribution

***US 25, DRY RIDGE, KY***

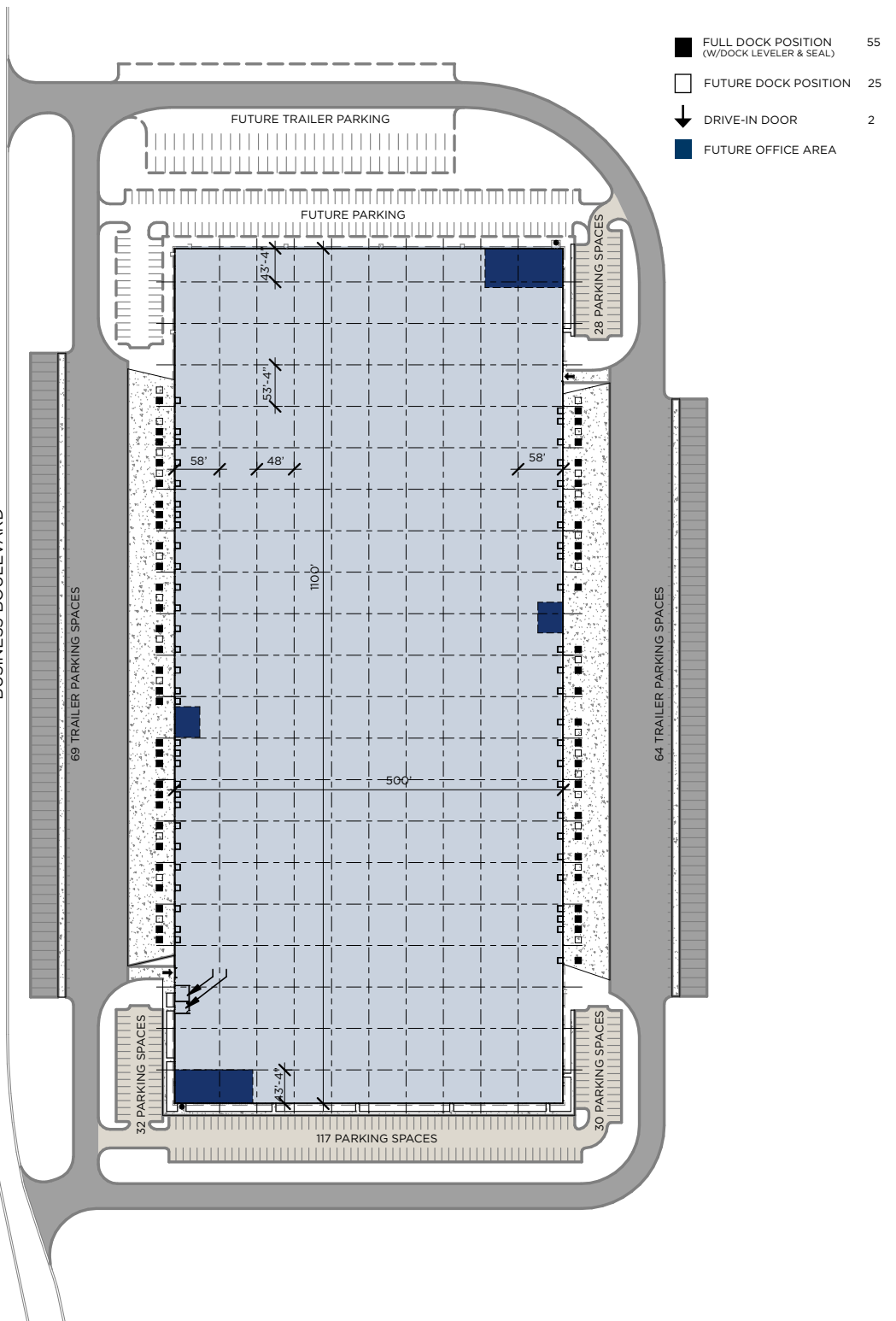
 **CUSHMAN &  
WAKEFIELD**

# Verst

## LOGISTICS CENTER

LOCATION	City of Dry Ridge (Grant County)
BUILDING SIZE	550,000 SF (500' x 1100')
YEAR BUILT	TBD
OFFICE	Build-to-suit
CONSTRUCTION	Concrete tilt walls, with interior insulation
CLEAR HEIGHT	36'
ROOF	Mechanically Fastened 45 mil TPO, R20 insulation, 15-year Warranty
LIGHTING	LED
ELECTRIC	3,000 amp
HVAC	Gas fired make up air units
FIRE SUPPRESSION	ESFR
FLOORS	7" unreinforced concrete
BAY SIZE	26,650 SF (53'-4" x 500')
COLUMN SPACING	53'-4" x 48' typ. (58' speed bay)
DOCK DOORS	(55) 9'x10' with levelers, seals and bumpers; (25) Future Docks
DRIVE-IN DOORS	(2) 12' x 14'
TRUCK COURT	185' (includes trailer parking)
TRAILER PARKING	133 spaces
PARKING	207± auto spaces
ELECTRIC/GAS	<a href="http://www.duke-energy.com">www.duke-energy.com</a>
WATER/SEWER	<a href="http://www.cdrky.org">www.cdrky.org</a>
TELEPHONE	<a href="http://www.altafiber.com">www.altafiber.com</a>
DATA	<a href="http://www.spectrum.com">www.spectrum.com</a>
ZONING	Industrial I-1

BUSINESS BOULEVARD







**Verst**  
LOGISTICS  
CENTER







**Verst**  
LOGISTICS  
CENTER

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



# Verst

LOGISTICS  
CENTER

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*



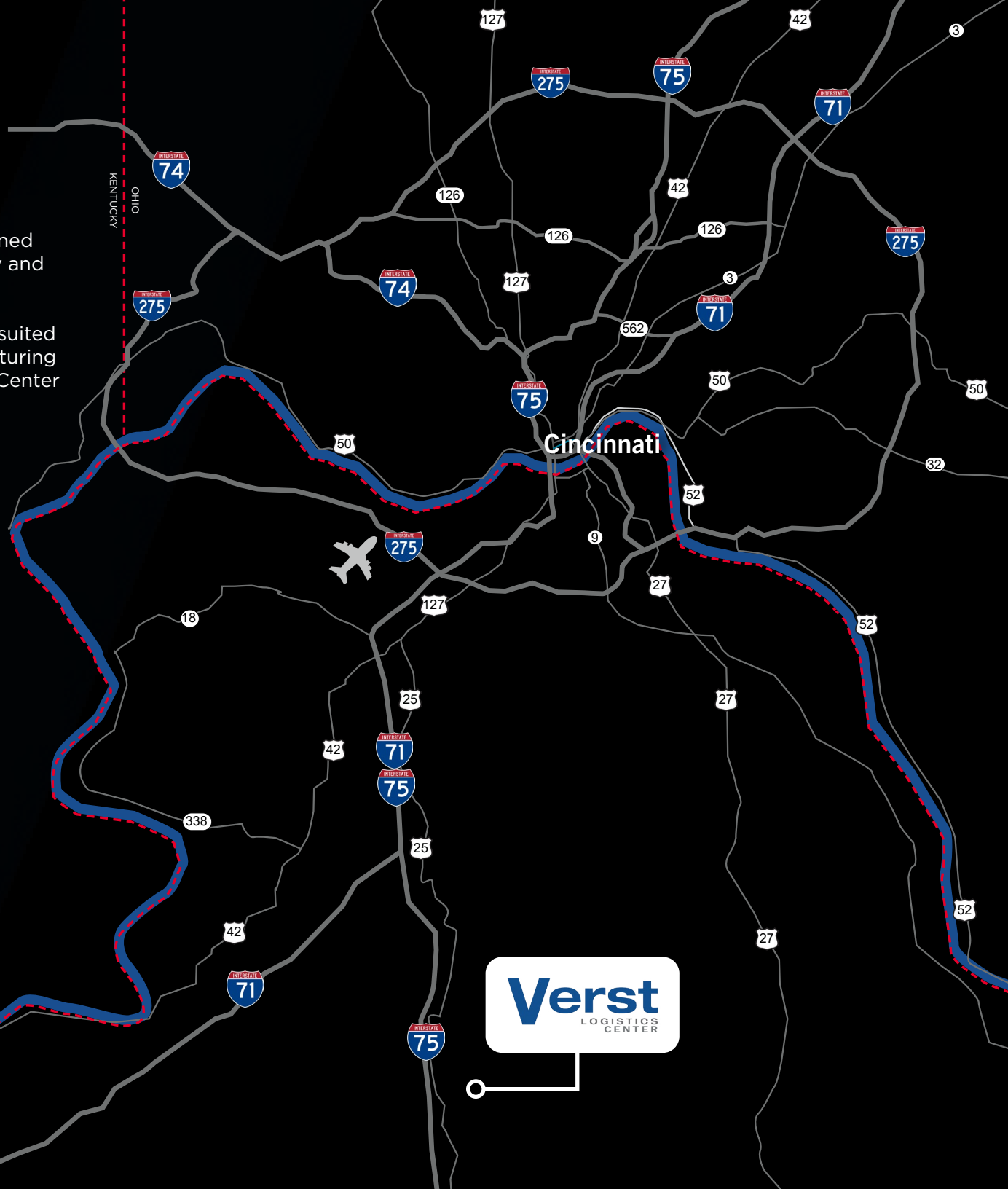
**Downtown Cincinnati**  
*35 Minutes*



**Downtown Lexington**  
*40 Minutes*



**Downtown Louisville**  
*90 Minutes*





# Verst

LOGISTICS  
CENTER

For more information, contact:

**JEFF BENDER, SIOR, CCIM**

Executive Vice Chair

+1 513 763 3046

[jeff.bender@cushwake.com](mailto:jeff.bender@cushwake.com)

**SEATTLE STEIN**

Senior Associate

+1 513 763 3027

[seattle.stein@cushwake.com](mailto:seattle.stein@cushwake.com)

