

LOGISTICS PARK 75

RICHARD KNOCK MEMORIAL HWY, WALTON, KY



FOR LEASE OR BTS

LOT 4: 150,000 - 330,000 SF
NEW MODERN BULK DISTRIBUTION BUILDINGS



FOR MORE INFORMATION, CONTACT

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PARK OVERVIEW

Logistics Park 75 (LP 75), a 272 acre master planned industrial park consisting of multiple buildings from 150,000 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: Amazon, DHL, UPS & FedEx.

Northern Kentucky is a one-day drive to the majority of the eastern U.S., from Minneapolis all the way through Atlanta to Southern Florida. Products manufactured in Kentucky can get anywhere in the world virtually overnight.

LOGISTICS PARK **75**



UP TO 330,000
SQ. FT.



35±
ACRES

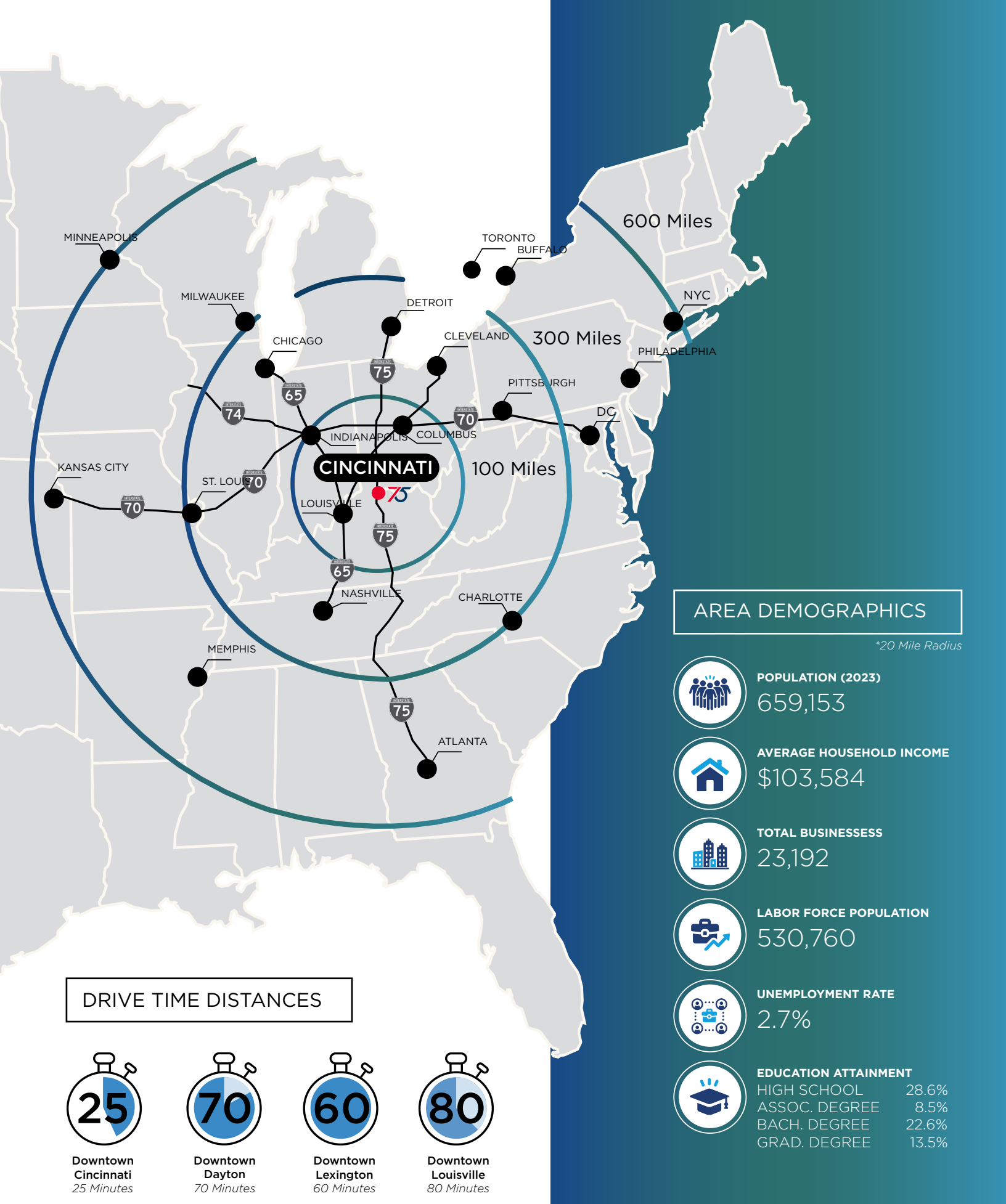


KEY SPECIFICATIONS

**Figures are estimated only*

Building 4A Size:	177,320 SF (310' x 572')
Construction:	Concrete Tilt-Up
Configuration:	Rear-Load
Clear Height:	32'
Fire Suppression:	ESFR
Doors:	32 (9'x10') Docks; 2 (14'x16') Drive-Ins
Auto Parking:	265 Auto Spaces
Trailer Parking:	39 Trailer Stalls
Electric:	Duke Energy - 5 MVA Available

Building 4B Size:	161,200 SF (310' x 520')
Construction:	Concrete Tilt-Up
Configuration:	Rear-Load
Clear Height:	32'
Fire Suppression:	ESFR
Doors:	24 (9'x10') Docks; 2 (14'x16') Drive-Ins
Auto Parking:	190 Auto Spaces
Trailer Parking:	25 Trailer Stalls
Electric:	Duke Energy - 5 MVA Available



AREA DEMOGRAPHICS

**20 Mile Radius*



POPULATION (2023)
659,153



AVERAGE HOUSEHOLD INCOME
\$103,584



TOTAL BUSINESSES
23,192



LABOR FORCE POPULATION
530,760



UNEMPLOYMENT RATE
2.7%



EDUCATION ATTAINMENT

HIGH SCHOOL	28.6%
ASSOC. DEGREE	8.5%
BACH. DEGREE	22.6%
GRAD. DEGREE	13.5%

DRIVE TIME DISTANCES



Downtown Cincinnati
25 Minutes



Downtown Dayton
70 Minutes



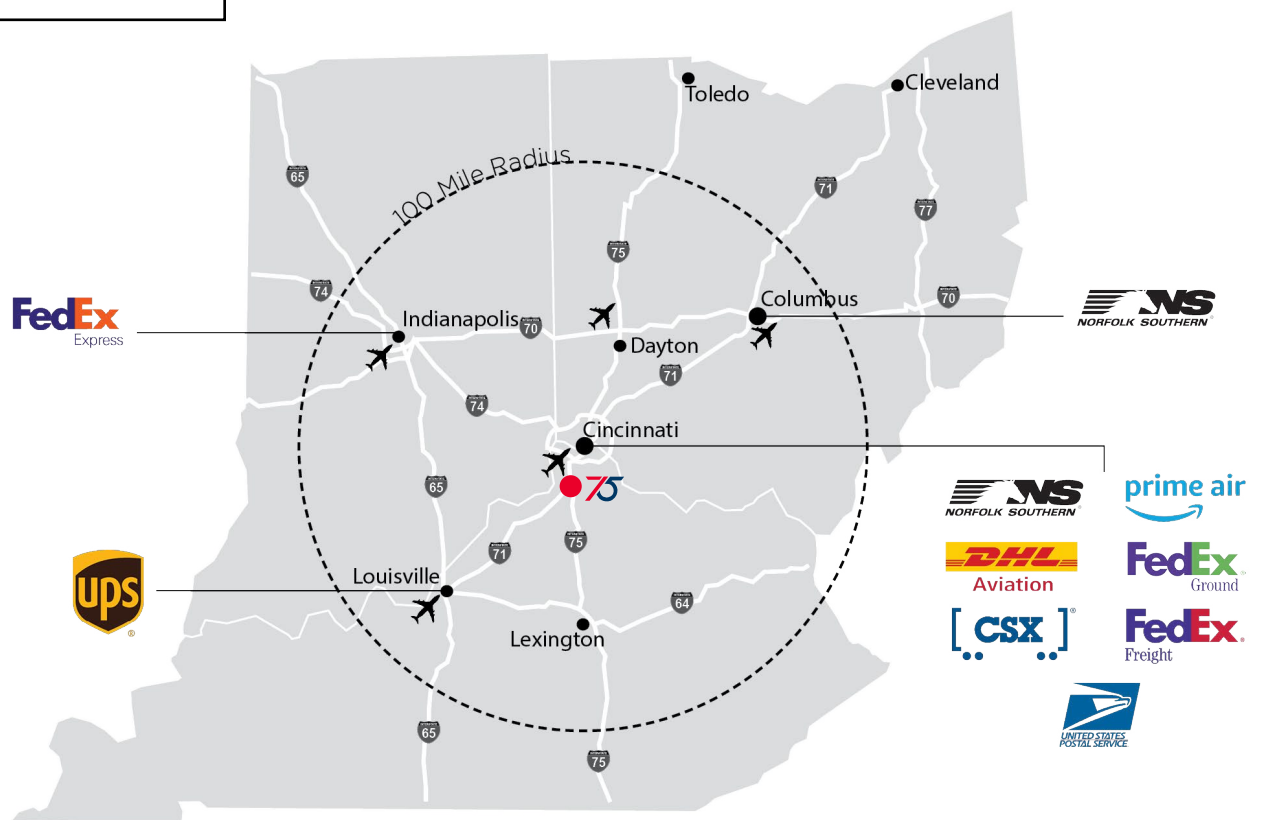
Downtown Lexington
60 Minutes



Downtown Louisville
80 Minutes



DISTRIBUTION HUBS



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IAC PROPERTIES

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