

FOR SALE OR LEASE

2780 EARHART COURT

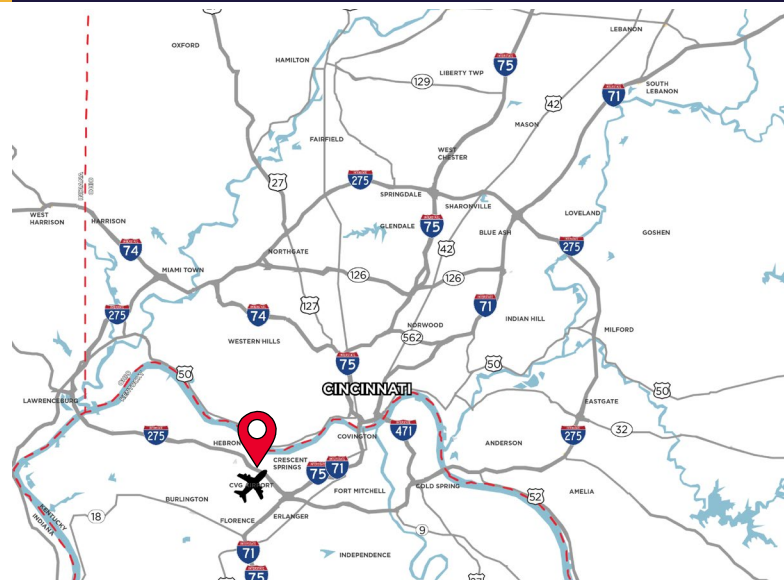
HEBRON, KY 41048



TRUCK SERVICE FACILITY

SALE PRICE: \$6,500,000

- 24,762 SF Available
- 4,210 SF Office
- 7.05 Acres
- (2) Dock Doors
- (12) Drive-in Doors
- Less than one mile from Cincinnati/
Northern Kentucky International Airport
(CVG)
- Outside Storage or Trailer Parking



For more information, contact:

SEATTLE STEIN
+1 513 763 3027
seattle.stein@cushwake.com

JEFF BENDER, SIOR, CCIM
+1 513 763 3046
jeff.bender@cushwake.com

201 E. Fourth Street, Suite 1800
Cincinnati, OH 45202
P: +1 513 421 4884
cushmanwakefield.com

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LOCATION	Unincorp. Boone County
AVAILABLE SIZE	24,762 SF
OFFICE SIZE	4,210 SF
YEAR BUILT	2020
ACRES	7.05 Acres
ZONING	I-1 (Light Industrial)
CLEAR HEIGHT	24'
PARKING	36 Parking Spaces
FIRE SUPPRESSION	Wet
ROOF	60 mil TPO Rubber Membrane

DOCK DOORS	2 (9'x10') Dock Doors
DRIVE-IN DOORS	12 (14'x16') Drive-in Doors
HVAC	Radiant Heat
UTILITIES	
ELECTRIC	www.owenelectric.com
GAS	www.duke-energy.com
WATER	www.sd1.org
SEWER	www.sd1.org
TELEPHONE	www.altafiber.com
DATA	www.spectrum.com

AERIAL



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PHOTOS



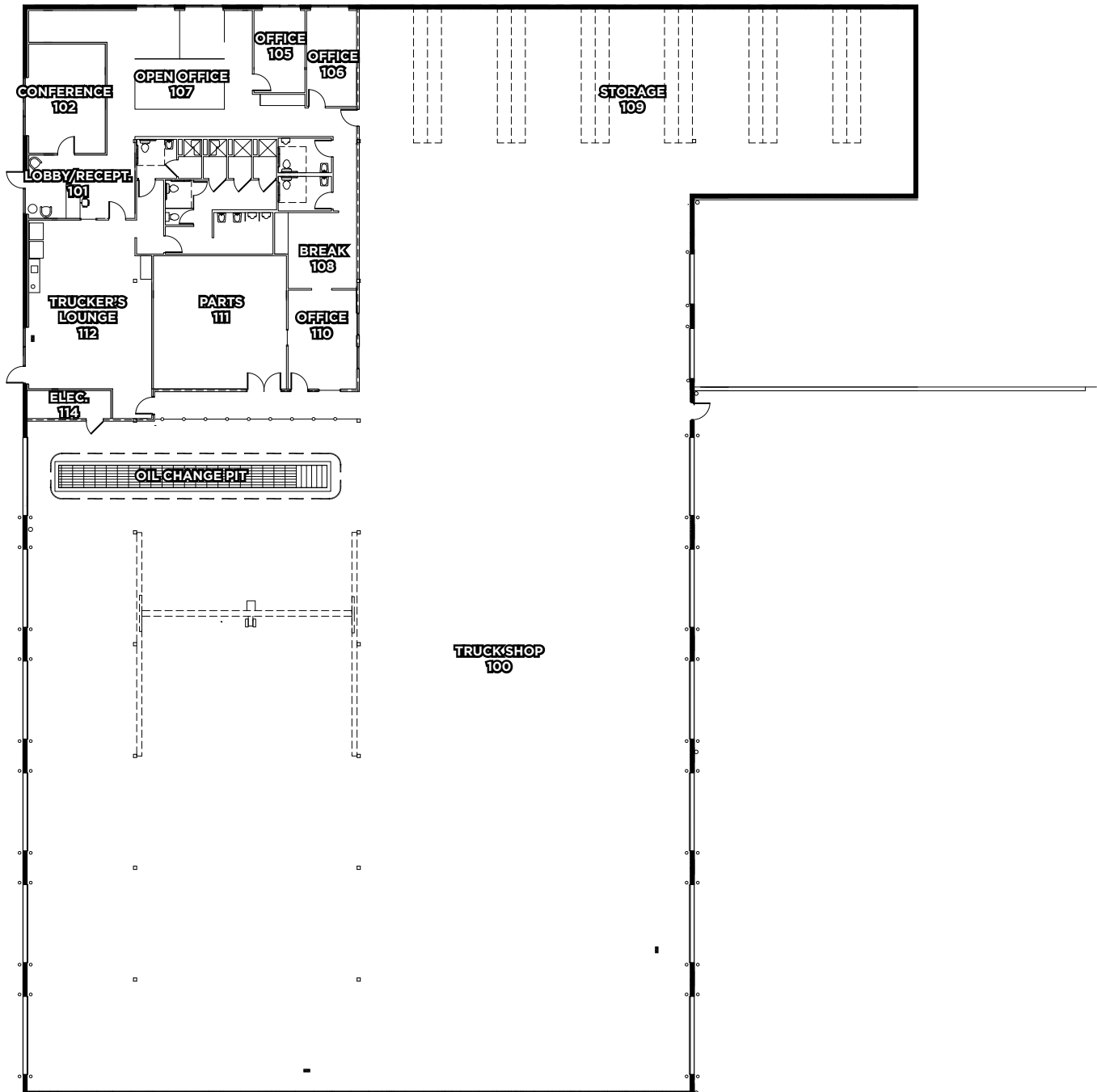
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FLOOR PLAN



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