

FOR LEASE!

**110,381 SF**



**1180 ELIJAH CREEK ROAD, HEBRON, KY 41048**



**AIRPARK**  
BUSINESS CENTER



For more information, contact:

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# OVERVIEW

Located in Hebron, KY, Airpark Business Center has immediate access to I-275 and is within minutes to I-75/71.

Directly adjacent to the Cincinnati Northern Kentucky International Airport (CVG), home to the DHL SuperCargo and Amazon Air Hubs and is the 7th largest and fastest growing cargo airport in North America



**110,381  
SQ. FT.**



**9.72±  
ACRES**



**20 DOCKS  
2 DI**



**28'  
CLEAR**



**200  
AUTO**



**LEASE RATE:  
\$6.75/SF NNN**



**OPEX:  
\$1.46/SF (OPEX)**



**ADJACENT  
TO CVG**



# BUILDING SPECS



## **BUILDING SIZE**

110,381 SF

## **COLUMN SPACING**

50'x44'

## **DOCK DOORS**

20 Dock Doors  
(6 w/ mech. pit levelers)

## **HVAC**

RTU forced air (natural gas)

## **OFFICE SIZE**

17,336 SF  
(7,431 SF Mezzanine)

## **LIGHTING**

T-5 w/ Motion Sensors

## **DRIVE-IN DOORS**

2 Drive-in Doors  
(12'x14')

## **LEASE RATE**

\$6.75/SF NNN

## **CONSTRUCTION**

Tilt-up Concrete

## **PARKING**

200 Auto Spaces

## **ROOF**

Firestone EPDM

## **OPERATING EXPENSES**

\$1.46 OPEX

## **CLEAR HEIGHT**

28'

## **FIRE PROTECTION**

ESFR

## **ELECTRICAL**

480/277v/3phase, 1,000 amps

# SITE PLAN - OVERALL

## AVAILABLE

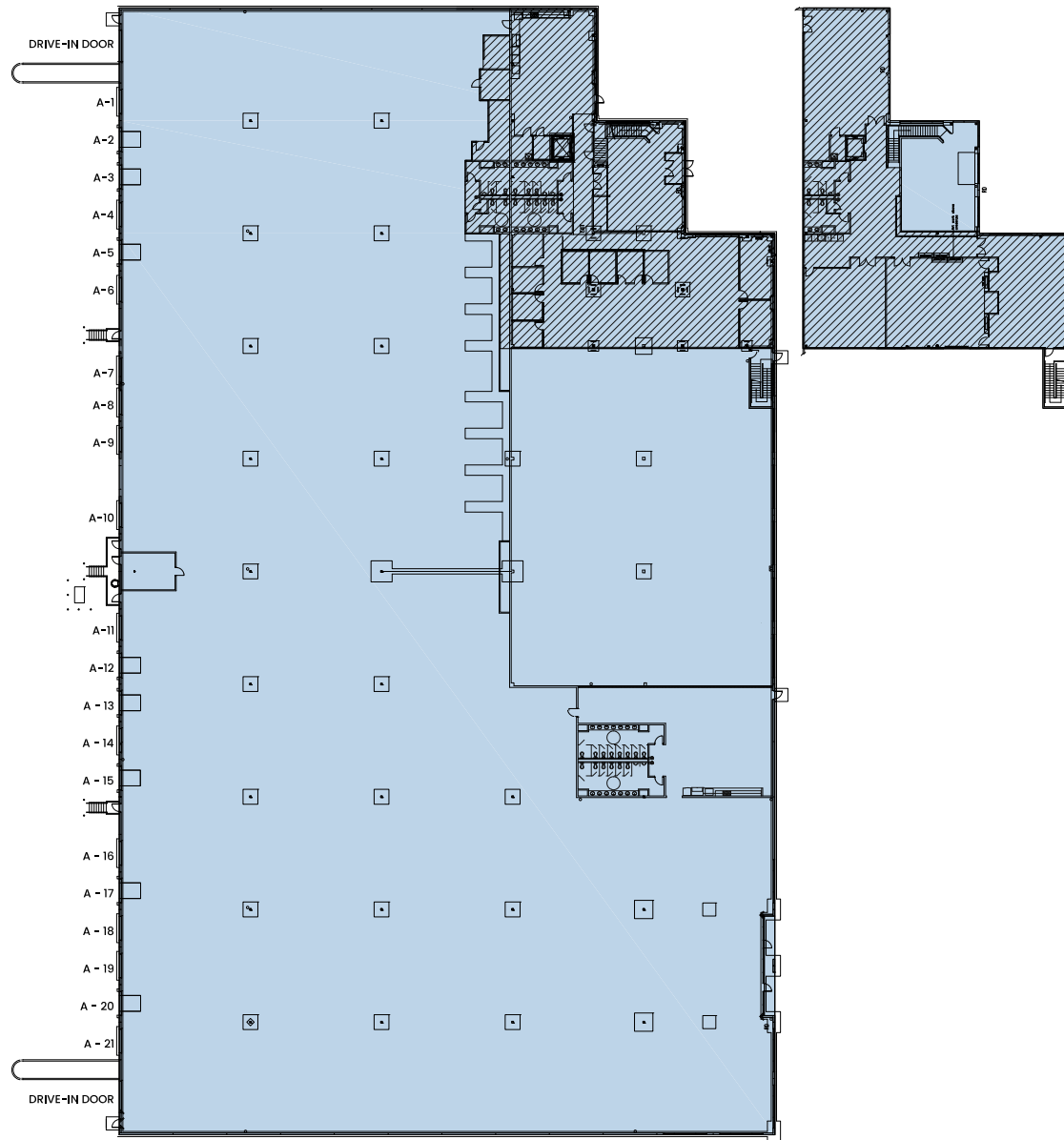
TOTAL - 110,381 SF

1ST FLOOR OFFICE - 9,905 SF

2ND FLOOR OFFICE - 7,431 SF

WAREHOUSE - 93,045 SF

1180 ELIJAH CREEK RD,  
HEBRON, KY 41048



# SITE PLAN - UNIT A

## AVAILABLE

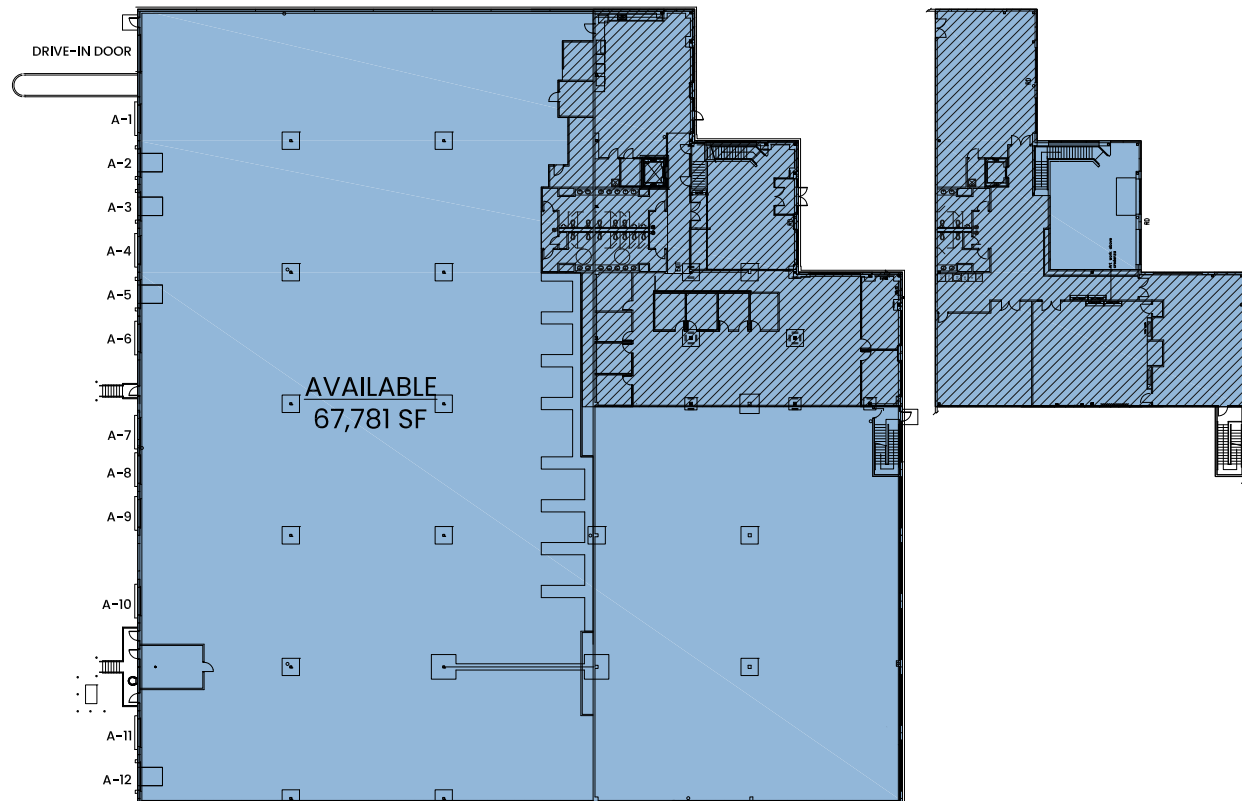
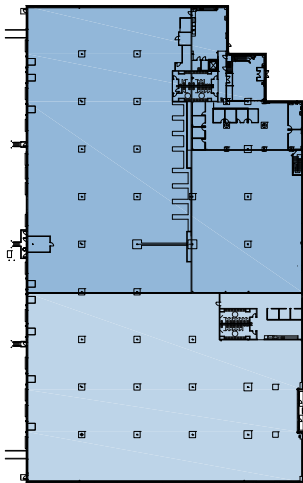
TOTAL - 67,781 SF

1ST FLR OFFICE - 9,905 SF

2ND FLR OFFICE - 7,431 SF

WAREHOUSE - 50,445 SF

1180 ELIJAH CREEK RD,  
UNIT A  
HEBRON, KY 41048

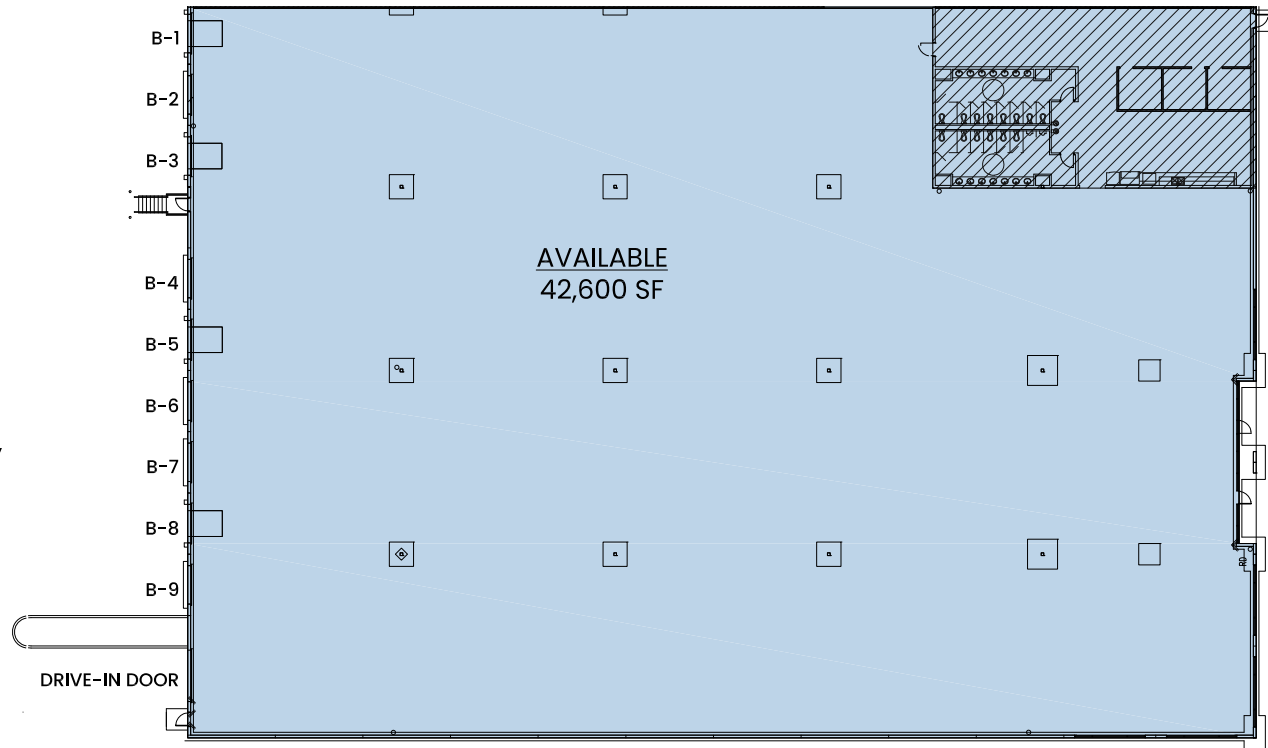
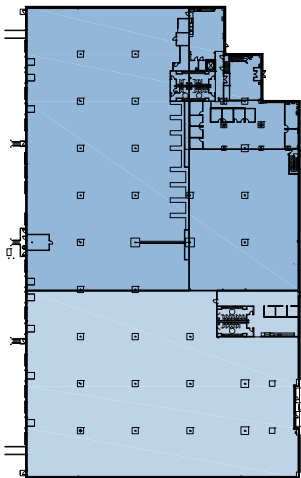


# SITE PLAN - UNIT B

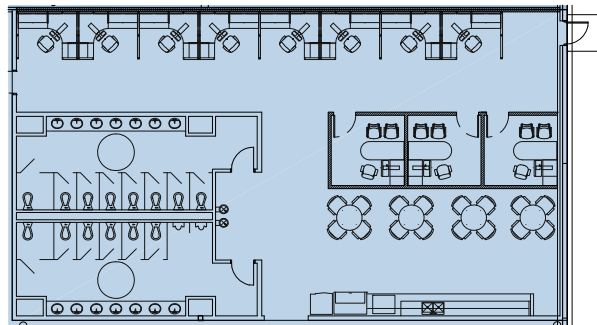
AVAILABLE  
TOTAL - 42,600 SF

1180 ELIJAH CREEK RD,  
UNIT B  
HEBRON, KY 41048

KEY PLAN

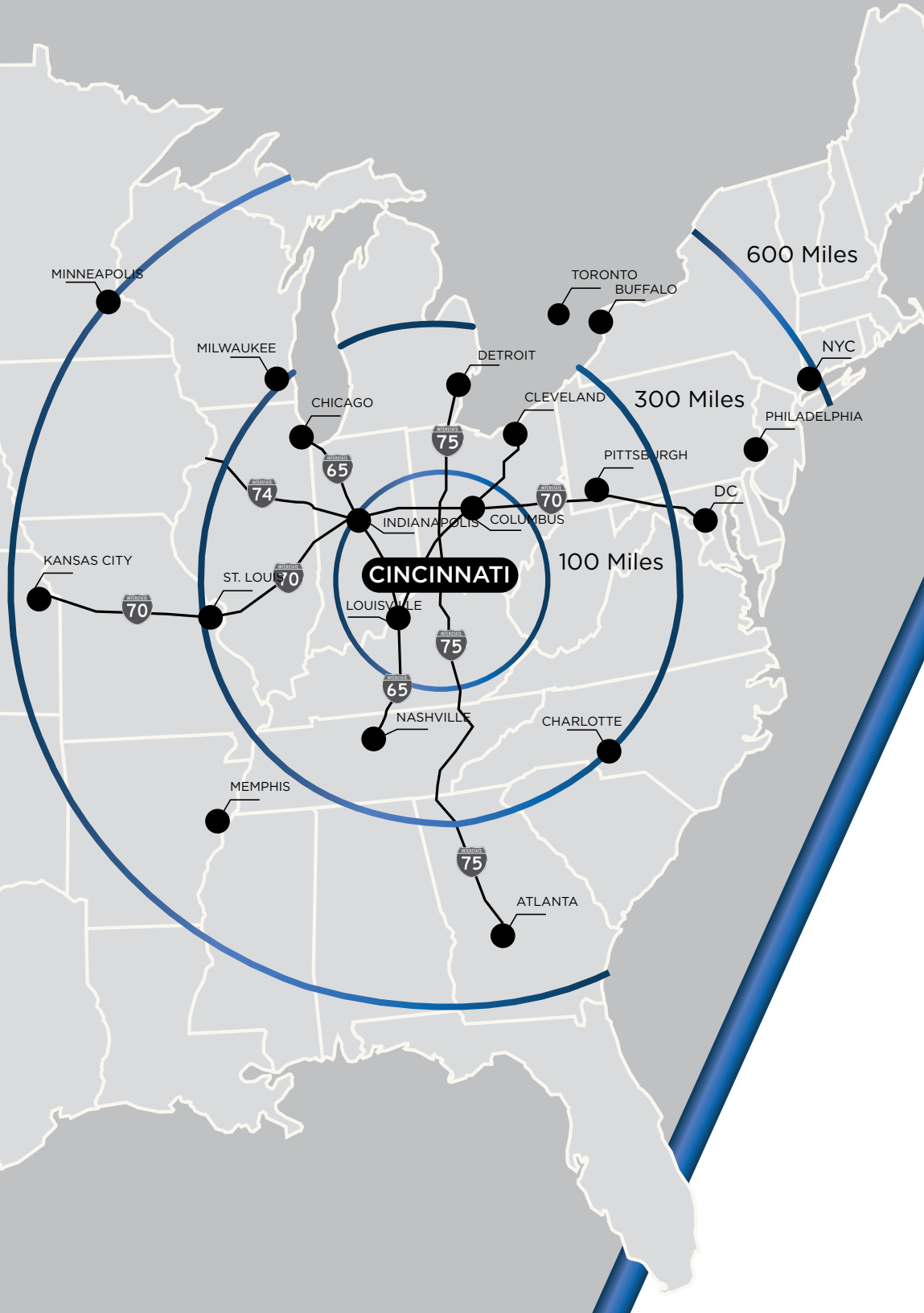


OFFICE PLAN



# AERIAL





# GROUND TRANSPORTATION

Located within a one-day drive of the majority of the east coast, from Minneapolis all the way to Atlanta.

Kentucky is home to UPS World Port, DHL Americas Hub, Amazon Air Global Port and several large FedEx Ground hubs throughout the state.

Products manufactured in Kentucky can get anywhere in the world virtually overnight.



**Downtown Cincinnati**  
15 Minutes



**Downtown Dayton**  
60 Minutes



**Downtown Lexington**  
75 Minutes



**Downtown Louisville**  
95 Minutes

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