

FOR LEASE

1370 AVIATION BLVD

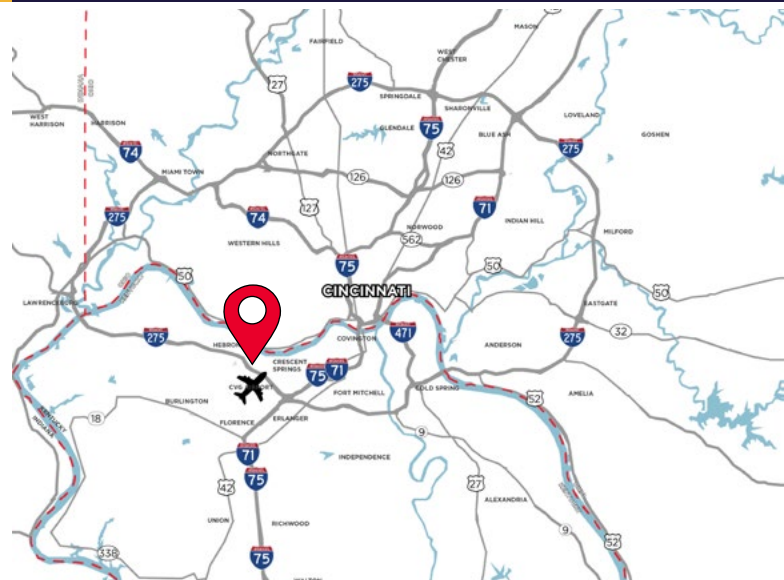
HEBRON, KY 41048



CLASS A MODERN BULK

LEASE RATE: NEGOTIABLE

- 120,623 SF Total Available
 - » **Suite 200:** 67,514 SF
 - » **Suite 100:** 53,109 SF
- 32' Clear Height
- LED Lighting
- (14) 9'x10' Dock Doors Fully Equipped
- (1) Drive-in Door
- Easy access to I-275 & I-75/71
- Close proximity to Cincinnati/N. Kentucky International Airport, DHL SuperCargo and Amazon Prime Air Hubs



For more information, contact:

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LOCATION	Hebron, KY (Boone County)
AVAILABLE SIZE	53,109 - 120,623 SF
OFFICE SIZE	5,337 SF
YEAR BUILT	2019
CONSTRUCTION	Tilt-up concrete
CLEAR HEIGHT	32'
ROOF	Single-ply, 45 mil white TPO
PARKING	135 spaces (Total Building)
FIRE SUPPRESSION	ESFR
FLOOR	7" unreinforced concrete

DOCKS	(14) 9'x10' docks; Fully equipped (15) Knock outs
DOORS	(1) Drive-in
ELECTRIC	2,000 amp, 277/480 volt, 3 phase
HVAC	Gas-fired 80/20 MAU's
UTILITIES	
ELECTRIC/GAS	www.owenelectric.com www.duke-energy.com
WATER	www.nkywater.org
SEWER	www.sd1.org
TELEPHONE	www.altafiber.com
DATA	www.spectrum.com

SITE PLAN & SPECIFICATIONS



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PROPERTY PHOTOS



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AERIAL LOCATION



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