

FOR LEASE

GATEWAY INTERNATIONAL BUSINESS PARK

2000 GATEWAY BOULEVARD, HEBRON, KY



42,129 SF AVAILABLE 9/1/2025

BULK DISTRIBUTION CENTER

CLASS A INDUSTRIAL
BUILDING LOCATED
IN HEBRON, KY!

PROPERTY FEATURES

*Conceptual Image

139,617 SF

TOTAL BUILDING SIZE

42,129 SF

TOTAL AVAILABLE SIZE

2 DO; 1 DI DOOR

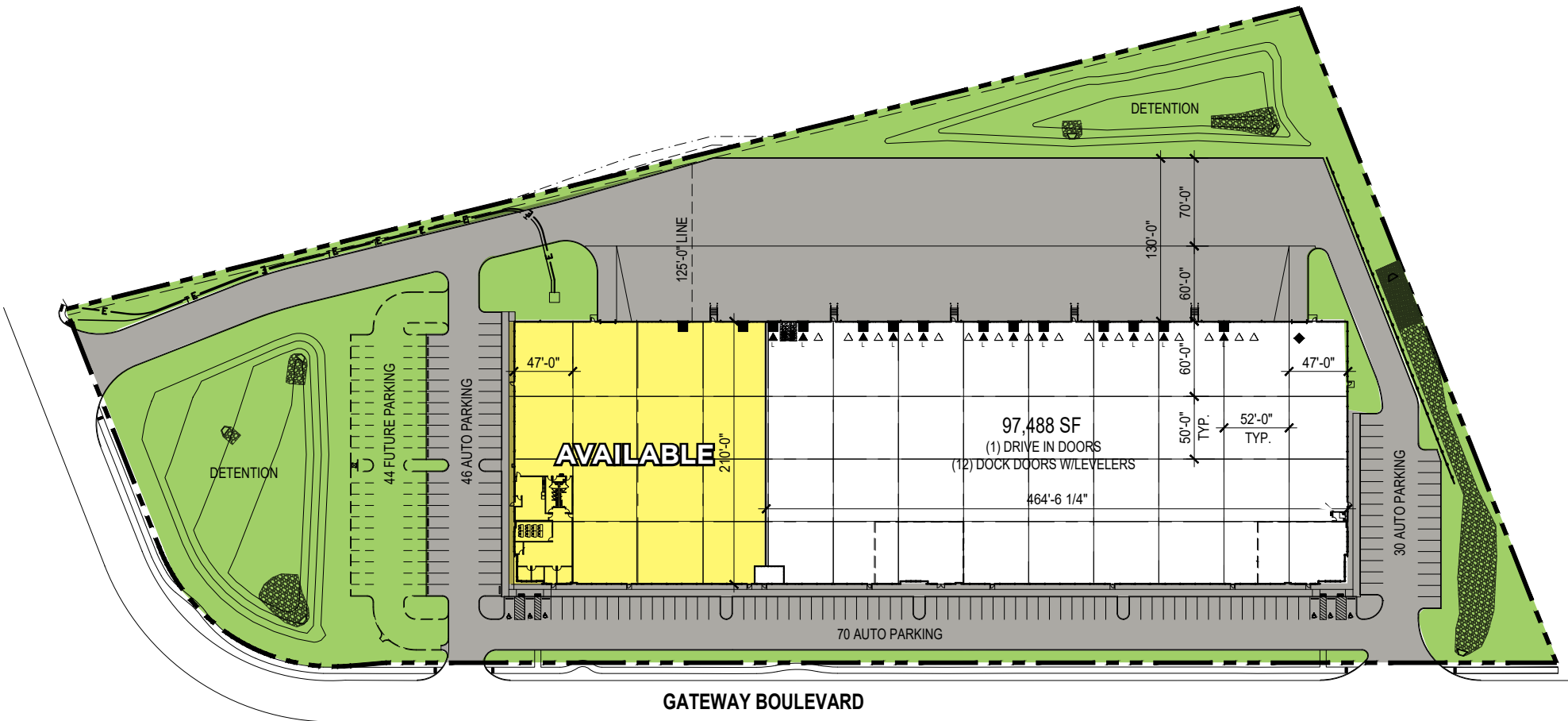
TOTAL DOORS AVAILABLE

BUILDING SPECIFICATIONS

Location:	Hebron, KY
Office Area:	3,800 SF
Zoning:	Boone County I-1 Light Industrial
Jurisdiction:	Unincorporated Boone County
Year Built:	2020
Construction:	Concrete Tilt-up
Clear Height:	32'
Column Spacing:	Interior: 52' x 50' Speed Bay: 52' x 60'
Floors:	7" thick, 4,000 psi concrete

Roof:	45 mil TPO, R20 insulation with white deck
Fire Suppression:	ESFR
Lighting:	LED Fixtures
Electric:	1200 amp, 277/480 v, 3-phase, 4-wire service with capacity and expansion for upgrade to 2,000 amps
HVAC:	80/20 make-up air units
Dock Doors:	2 (7' x 8') fully equipped docks with levelers & seals
Drive-In Doors:	1 (12' x 14')
Truck Court:	130'
Auto Parking:	146 (44 future spaces)

PROPERTY SITE PLAN



PROPERTY PHOTOGRAPHY



GATEWAY BLVD

N BEND ROAD

237

Tax Incentives available.
Low Boone County Tax
Rates.



PROPERTY AERIAL MAP



Located on the Western edge of Cincinnati & Northern Kentucky. Directly across from the Cincinnati/ Northern Kentucky International Airport.



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