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!



139,617 SF TOTAL BUILDING SIZE **42,129 SF** TOTAL AVAILABLE SIZE

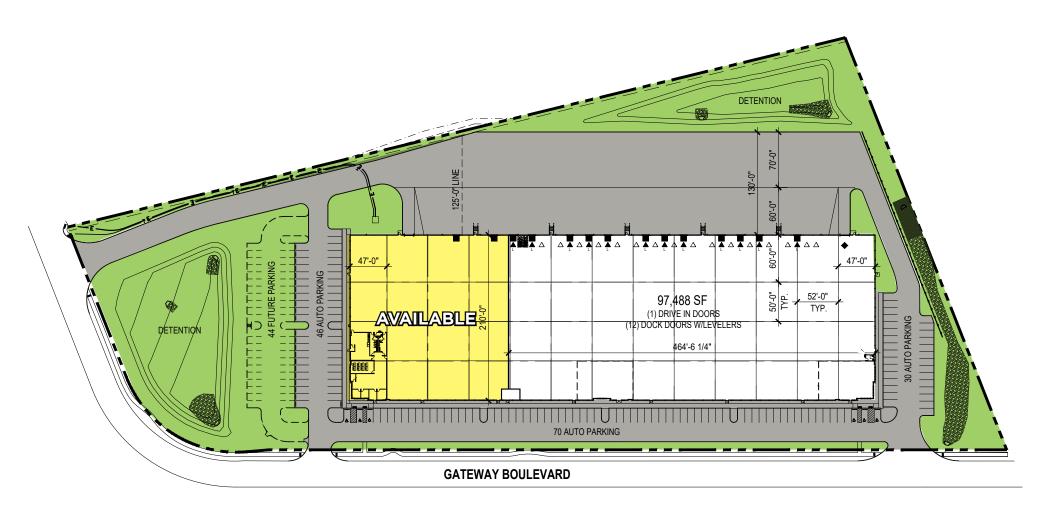
2 DO; 1 DI DOOR TOTAL DOORS AVAILABLE

BUILDING SPECIFICATIONS

Location:	Hebron, KY	Roof:	45 mil TPO, R20 insulation with white deck
Office Area:	3,800 SF	Fire Suppression:	ESFR
Zoning:	Boone County I-1 Light Industrial	Lighting:	LED Fixtures
Jurisdiction:	Unincorporated Boone County	Electric:	1200 amp, 277/480 v, 3-phase, 4-wire service with capacity and expansion for upgrade to 2,000 amps
Year Built:	2020	HVAC:	80/20 make-up air units
Construction:	Concrete Tilt-up	Dock Doors:	2 (7' x 8') fully equipped docks with levelers & seals
Clear Height:	32'	Drive-In Doors:	1 (12' x 14')
Column Spacing:	Interior: 52' x 50' Speed Bay: 52' x 60'	Truck Court:	130'
Floors:	7" thick, 4,000 psi concrete	Auto Parking:	146 (44 future spaces)

PROPERTY SITE PLAN





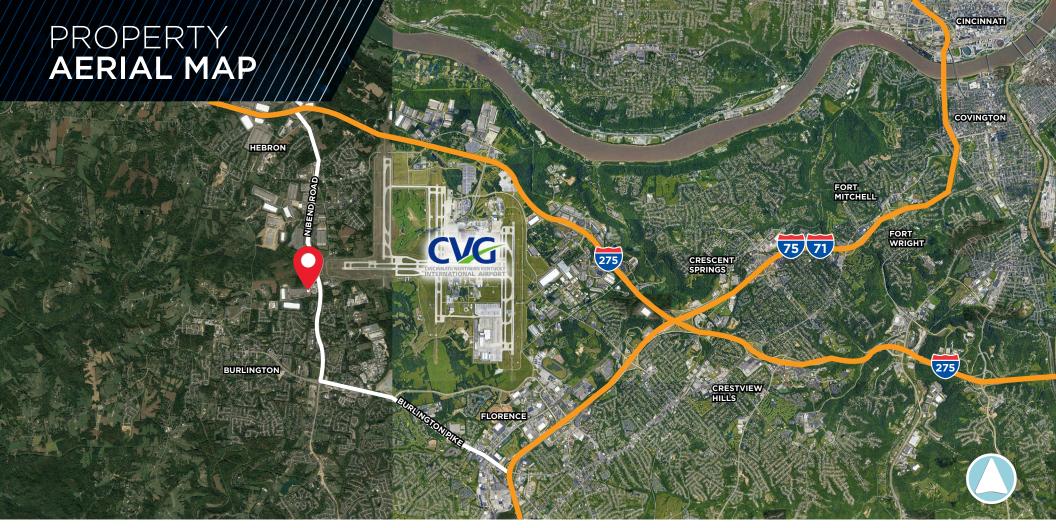
PROPERTY **Photography**

Tax Incentives available. Low Boone County Tax Rates.

GATEWAYBLVD

(237)

NBEND ROAD





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





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