

FOR LEASE

1370 AVIATION BLVD

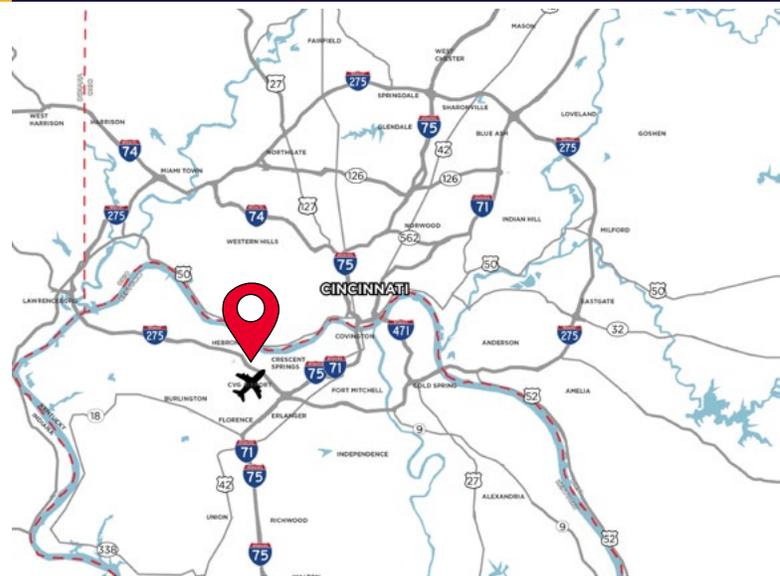
HEBRON, KY 41048



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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