

16,770 SF AVAILABLE

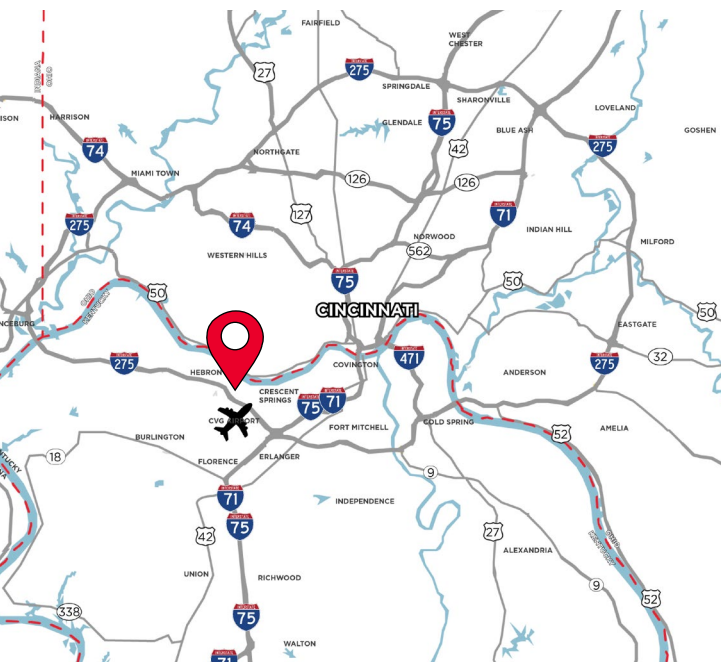
1301 AVIATION

HEBRON, KY 41048



OFFICE/WAREHOUSE

FOR LEASE: \$8.25/psf



PROPERTY HIGHLIGHTS

- Suite C: 16,770 SF, (8) Docks
- 20' Clear Height
- Zoned I-1, Light Industrial
- 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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FOR LEASE

1301 AVIATION BLVD

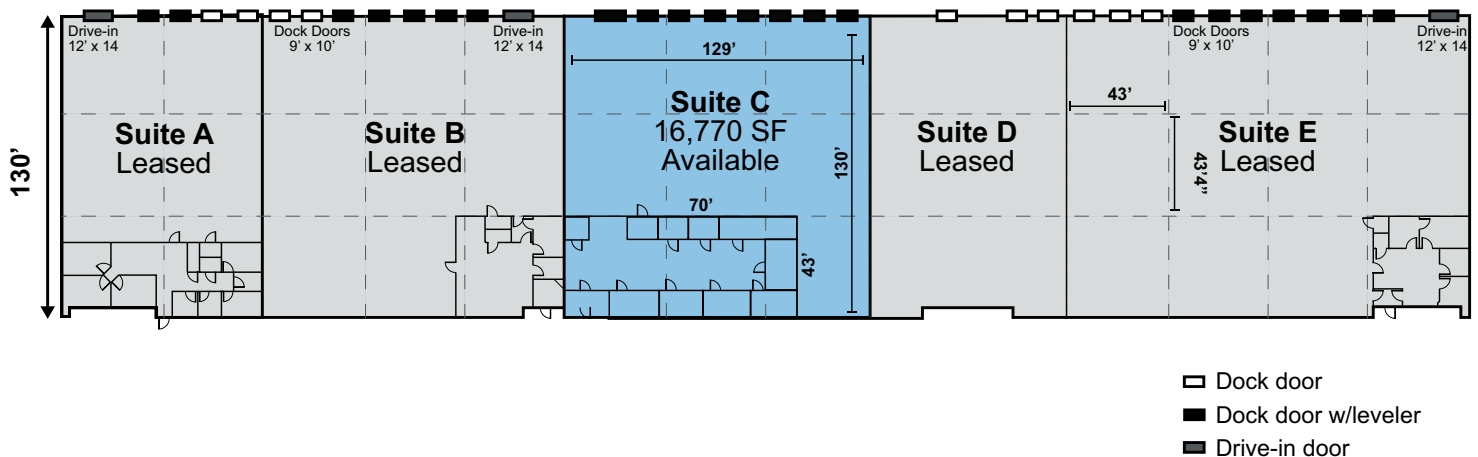
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BUILDING SPECIFICATIONS

FOR LEASE: \$8.25/PSF (\$1.75 OPEX)

LOCATION	Hebron, KY (Boone County)	LIGHTING	T-8 Fluorescent
TOTAL SIZE	78,260 SF (602' x 130')	DOCK DOORS	Suite C: (8) Docks (8 with levelers)
AVAILABLE SIZES	Suite C: 16,770 SF	DRIVE-IN DOORS	None
OFFICE SIZE	Suite C: 3,000± SF	AMENITIES	Air Compressor Outside storage capabilities
ACRES	1.85 Acres	ELECTRIC	250 amps, 480/277 volt, 3 phase
YEAR BUILT	2002	HVAC	Gas-fired unit heaters
CONSTRUCTION	Tilt-up concrete	ELECTRIC/GAS	www.owenelectric.com www.duke-energy.com
CLEAR HEIGHT	20' - 22'	WATER	www.nkywater.org
FLOORS	6" unreinforced concrete	SEWER	www.sd1.org
PARKING	100+ Parking Spaces	TELEPHONE	www.altafiber.com
ZONING	I-1, Light Industrial	DATA	www.spectrum.com

SITE PLAN



FOR LEASE
1301 AVIATION BLVD
HEBRON, KY 41048



BUILDING PHOTOS



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AERIAL



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