

FOR LEASE & SUBLEASE!

**53,589 SF - 110,381 SF**

DIVISIBLE

 1180 ELIJAH CREEK ROAD, HEBRON, KY 41048



**AIRPARK**  
BUSINESS CENTER



For more information, contact:

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# OVERVIEW

Located in Hebron, KY, Airpark Business Center has immediate access to I-275 and is within minutes to I-75/71.

Directly adjacent to the Cincinnati Northern Kentucky International Airport (CVG), home to the DHL SuperCargo and Amazon Air Hubs and is the 7th largest and fastest growing cargo airport in North America.



**110,381  
SQ. FT.**



**9.72±  
ACRES**



**20 DOCKS  
2 DI**



**28'  
CLEAR**



**200  
AUTO  
SPOTS**



**LEASE RATE:  
\$6.75/SF NNN**



**OPEX:  
\$1.46/SF (OPEX)**



**ADJACENT  
TO CVG**



# BUILDING SPECS



## **BUILDING SIZE**

110,381 SF

## **COLUMN SPACING**

50'x44'

## **DOCK DOORS**

20 Dock Doors  
(6 w/ mech. pit levelers)

## **ROOF**

Firestone EPDM

## **OFFICE SIZE**

20,636 SF  
(7,431 SF Mezzanine)

## **YEAR BUILT**

2005

## **DRIVE-IN DOORS**

2 Drive-in Door  
(12'x14')

## **HVAC**

RTU forced air (natural gas)  
& Suspended gas forced air

## **CONSTRUCTION**

Tilt-up Concrete

## **LIGHTING**

T-5 w/ Motion Sensors

## **PARKING**

200 Auto Spaces

## **LEASE RATE**

\$6.75/SF NNN

## **CLEAR HEIGHT**

28'

## **FIRE PROTECTION**

ESFR

## **ELECTRICAL**

480/277v/3phase, 1,000 amps

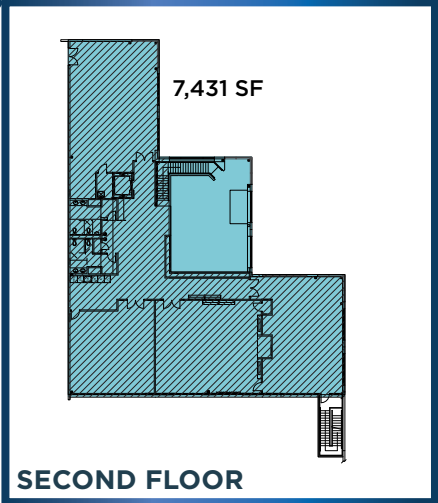
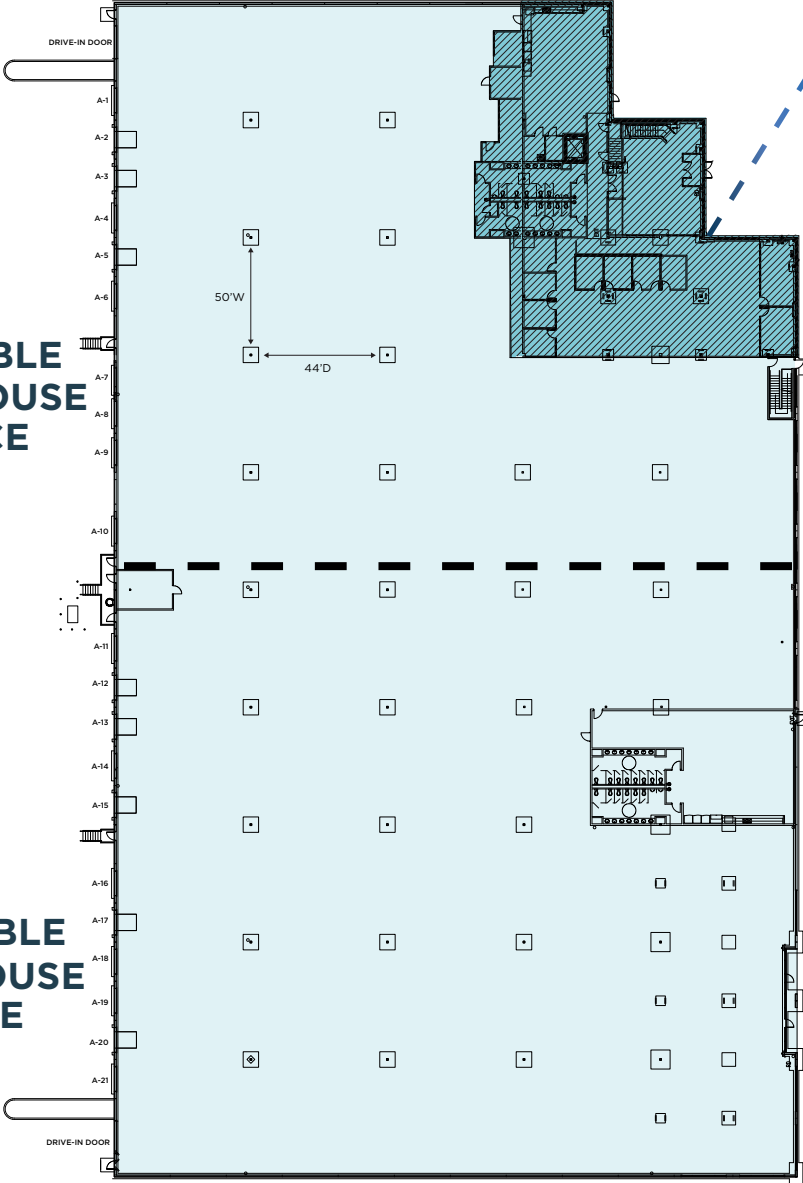
## **OPERATING EXPENSES**

\$1.46/SF OPEX

# SITE PLAN - OVERALL

## UNIT A

56,792 SF AVAILABLE  
39,456 SF WAREHOUSE  
17,336 SF OFFICE



**CAN BE DEMISED**

## UNIT B (SUBLEASE)

53,589 SF AVAILABLE  
50,289 SF WAREHOUSE  
3,300 SF OFFICE

# AERIAL



EXIT 6A

 AIRPARK  
BUSINESS CENTER



INTERSTATE  
275

    
SunChemical BARK BOX

  
   
   
amazon

237

FUTURE  
AMAZON  
DEV.

  
CINCINNATI/NORTHERN KENTUCKY  
INTERNATIONAL AIRPORT

INTERSTATE  
275

prime air

TURFWAY PARK  
RACING & GAMING

INTERSTATE  
71  
INTERSTATE  
75

18

237

RETAIL  
DEVELOPMENT

EXIT  
181

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