

500 & 505 INNOVATION WAY
RICHWOOD, KY 41094

Up to 1.6M SF Available

LEED Silver

RICHWOOD COMMERCE CENTER

MASTER PLAN

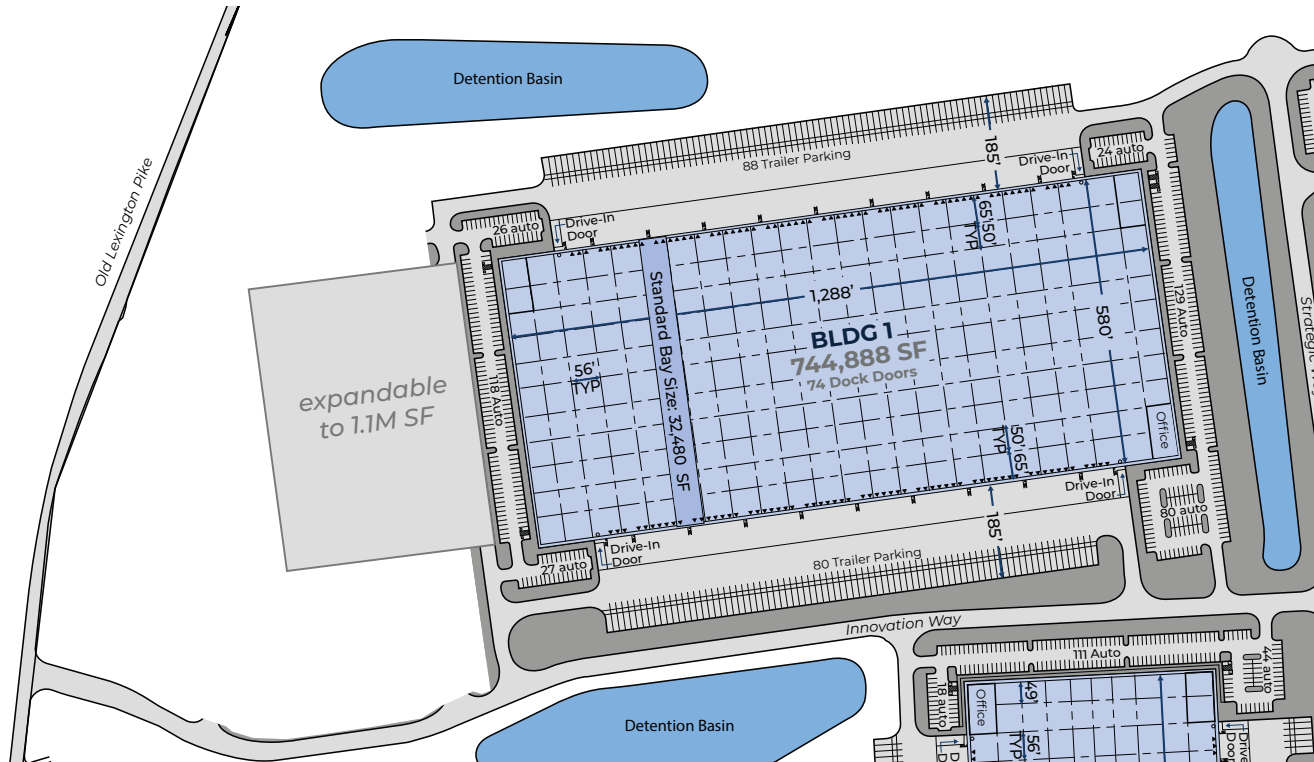
Located in Richwood, KY, Richwood Commerce Center is part of the greater Cincinnati industrial market and is strategically positioned within the Northern Kentucky submarket, offering excellent access to I-75 and proximity to the Cincinnati/Northern Kentucky International Airport. The property offers Class A industrial features, including 185' truck court depths, ample car and trailer parking, and efficient column spacing.

IMMEDIATE
10MW
POWER
CAPACITY

UP TO
40MW
POWER IN
±24 MONTHS

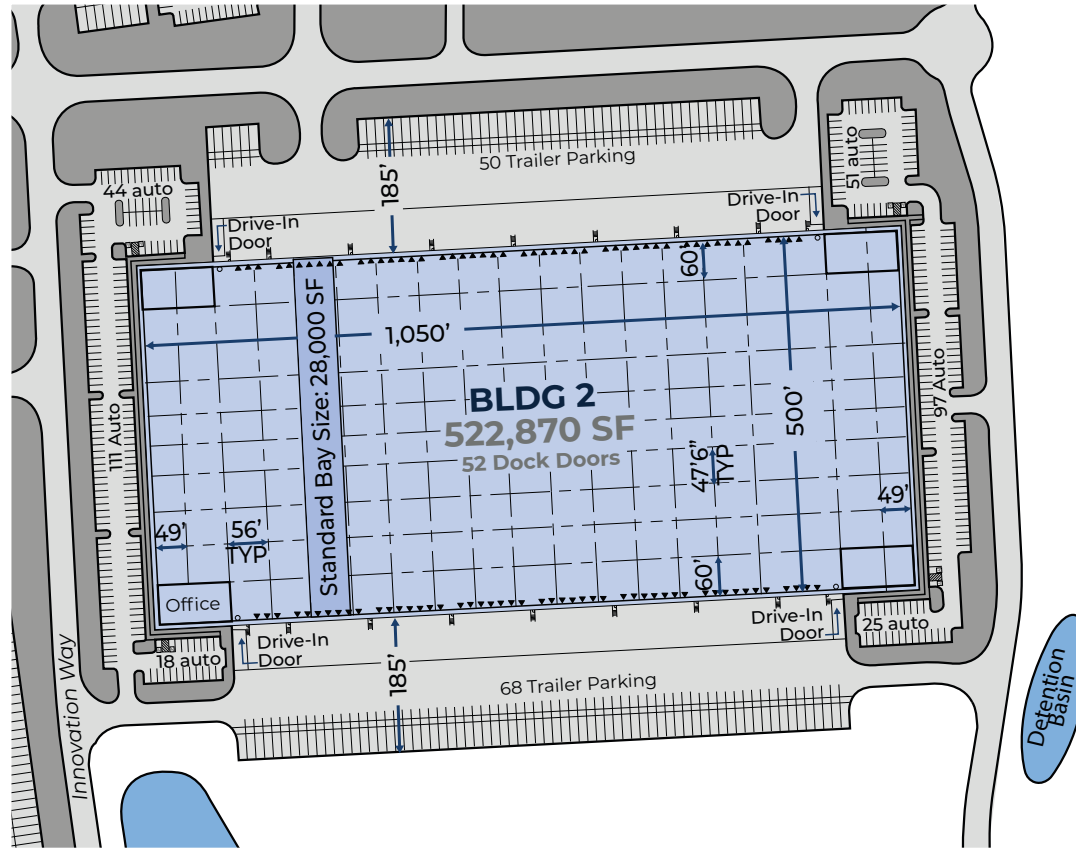
UP TO
80-100MW
POWER IN
±36-48 MONTHS





BUILDING 1 - BUILDING SPECIFICATIONS

Available SF	744,888 SF (expandable to 1.1M SF)	Dock Doors	74 - 9' x 10' truck doors (52 knockouts for future dock doors)	Power	3 phase, 480v, 3000 amps existing;
Configuration	Cross-dock	Column Spacing	56' W x 50' D	Auto Parking	409
Building Dimensions	580' x 1,288'	Staging Bays	65' D	Trailer Parking	165
Clear Height	40'	Drive-In Ramp Doors	4 - 14' x 16'	Fire Protection	ESFR
Make Ready Office	± 3,668 SF	Truck Court	185'	Lighting	LED exterior lighting



BUILDING 2 - BUILDING SPECIFICATIONS

Available SF	522,870 SF	Dock Doors	52 - 9' x 10' truck doors (44 knockouts for future dock doors)	Power	3 phase, 480v, 3000 amps existing
Configuration	Cross-dock	Column Spacing	56' W x 47'6" D	Auto Parking	346
Building Dimensions	500' x 1,050'	Staging Bays	60' D	Trailer Parking	118
Clear Height	36'	Drive-In Ramp Doors	4 - 14' x 16'	Fire Protection	ESFR
Make Ready Office	± 3,668 SF	Truck Court	185'	Lighting	LED exterior lighting

Development



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Leasing



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MASTER PLAN AERIAL



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AREA INFORMATION



DRIVE TIMES

Interstate 75

± 1.5 mi. 1 min.

Exit 175 Amenities

1.5 mi. 5 min.

Cincinnati / N. Kentucky Int'l Airport

16 mi. 22 min.

Cincinnati

17 mi. 20 min.



DEVELOPMENT



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LEASING

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