

500 INNOVATION WAY  
RICHWOOD, KY 41094

**744,888 SF Available**  
(expandable to 1.1M SF)

*LEED Silver Certified*

# RICHWOOD COMMERCE CENTER

## BUILDING 1

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, 40' clear height, 8" unreinforced floors, 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



**DIVISIBLE TO  
300,000 SF**  
**READY FOR  
OCCUPANCY**

# RICHWOOD COMMERCE CENTER | BUILDING 1

500 INNOVATION WAY | RICHWOOD, KY 41094

# PROPERTY OVERVIEW



Development



**BEN DAVIS**

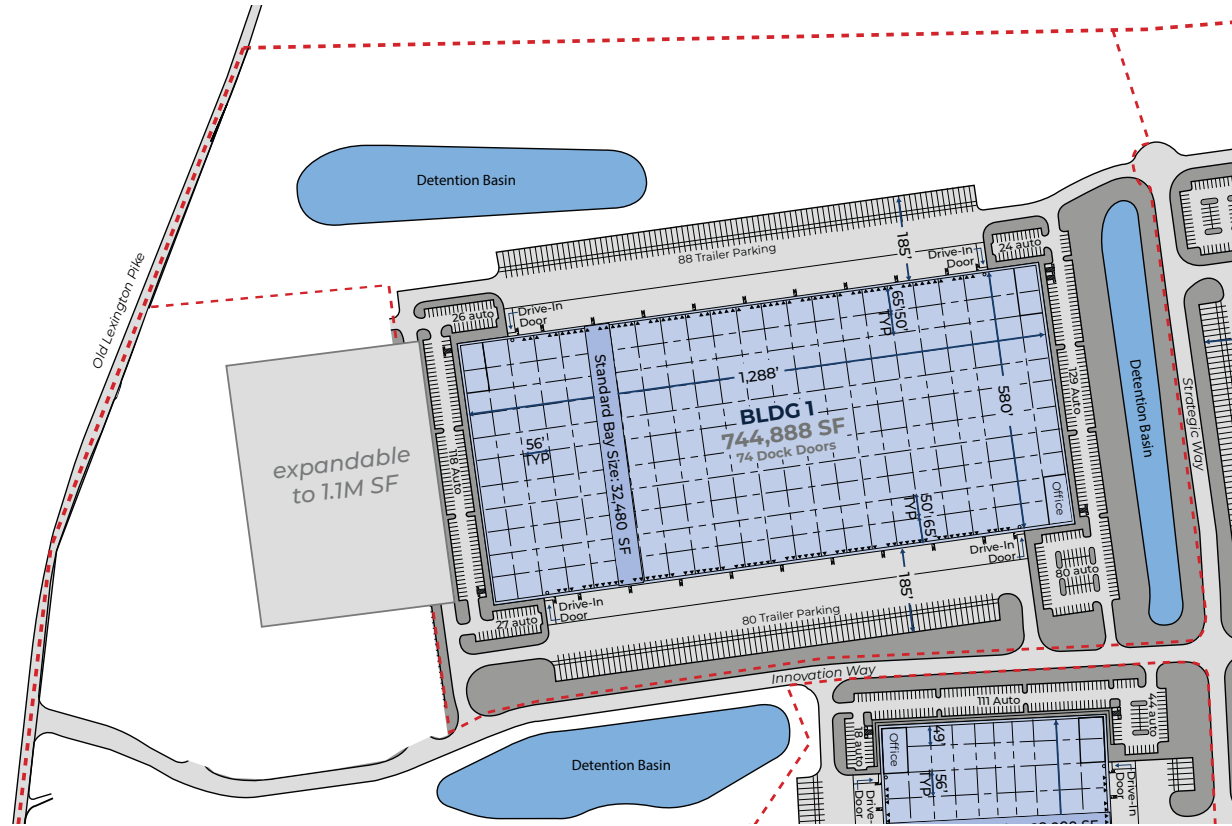
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Leasing



**MIKE LOWE**

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mike.lowe@cbre.com



**BUILDING 1 - BUILDING SPECIFICATIONS**

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

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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

## CBRE

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