

Hebron Industrial Spec Building

2105 Gateway Blvd, Hebron, KY 41048



COUNTY

PROPERTY TYPE

ZONING

SPACE AVAILABLE

Boone Office/Warehouse Industrial/Office 50,000 SF; expandable

Property Description

For Sale or Lease - sale price \$8.795M

- 50,000 SF including 2,160 spec office on 9.716 AC
- Expansion capabilities up to an additional 40,000 SF
- Immediate occupancy available
- 24' Clear Height
- 10.654 additional acres available - Parcel B

- Just 3 miles to I-275, minutes from CVG International Airport, and I-71/75
- **New Construction in the CVG Logistics Corridor Strategic Access to Amazon & DHL**
- Three (3) dock doors and one (1) drive-in (12' x 16')
- Two additional dock doors can be added
- 52 current parking spaces with room for 19 additional spaces to be added



Henkle Schueler
COMMERCIAL REAL ESTATE

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Commercial Sales Associate

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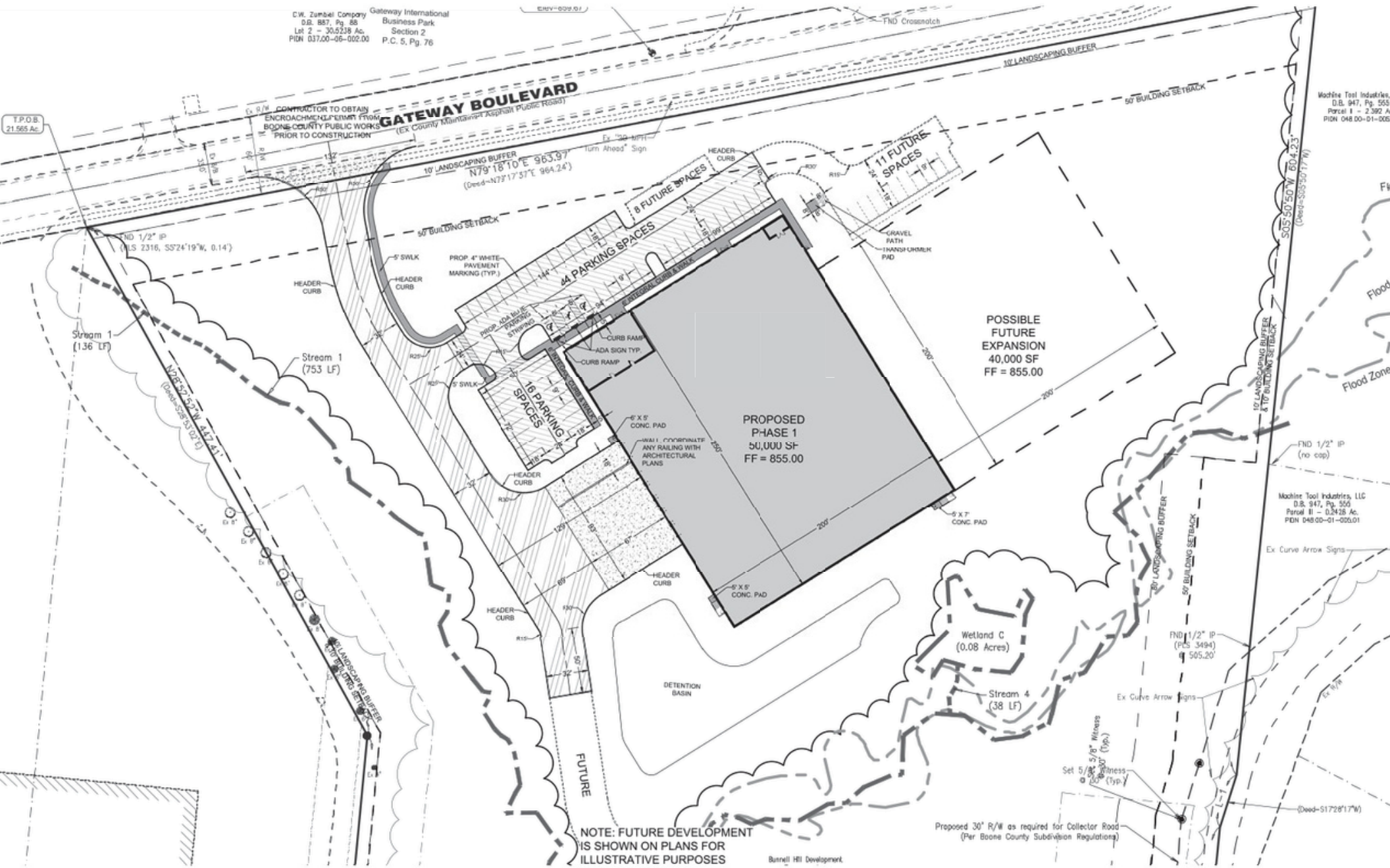
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3000HenkleDrive | Lebanon,OH45036 | 859.448.9051

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Radius	1 Mile	3 Mile	5 Mile
Population			
2027 Projection	3,355	29,739	73,409
2022 Estimate 2010	3,129	27,928	68,908
Census Growth	2,689	25,187	61,238
2022 - 2027 Growth	7.22%	6.48%	6.53%
2010 - 2022	16.36%	10.88%	12.52%
2022 Population by Hispanic Origin	144	1,037	2,393
2022 Population	3,129	27,928	68,908
White Black Am. Indian & Alaskan Asian Hawaiian & Pacific Island Other U.S. Armed Forces	2,870 91.72%	25,612 91.71%	62,613 90.86%
	123 3.93%	1,213 4.34%	2,978 4.32%
	7 0.22%	71 0.25%	145 0.21%
	32 1.02%	358 1.28%	1,528 2.22%
	7 0.22%	57 0.20%	105 0.15%
	90 2.88%	619 2.22%	1,539 2.23%
	0	32	64
Households			
2027 Projection	1,318	10,767	26,464
2022 Estimate 2010	1,228	10,090	24,818
Census Growth	1,043	8,975	21,952
2022 - 2027 Growth	7.33%	6.71%	6.63%
2010 - 2022 Owner	17.74%	12.42%	13.06%
Occupied Renter	898 73.13%	7,568 75.00%	18,880 76.07%
Occupied	330 26.87%	2,522 25.00%	5,939 23.93%
2022 Households by HH Income			
	1,227	10,091	24,818
Income: <\$25,000 Income:	41 3.34%	740 7.33%	2,447 9.86%
\$25,000 - \$50,000 Income:	320 26.08%	1,871 18.54%	4,347 17.52%
\$50,000 - \$75,000 Income:	397 32.36%	2,211 21.91%	4,907 19.77%
\$75,000 - \$100,000 Income:	211 17.20%	1,546 15.32%	3,337 13.45%
\$100,000 - \$125,000 Income:	91 7.42%	1,555 15.41%	3,873 15.61%
\$125,000 - \$150,000 Income:	67 5.46%	890 8.82%	2,210 8.90%
\$150,000 - \$200,000 Income:	92 7.50%	931 9.23%	2,413 9.72%
\$200,000+	8 0.65%	347 3.44%	1,284 5.17%
2022 Avg Household Income	\$75,952	\$91,387	\$95,085
2022 Med Household Income	\$59,673	\$78,614	\$80,304

BusinessEmployment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	51	1,405	28
Retail&Wholesale Trade	7	374	53
Hospitality & Food Service	0	0	0
Real Estate, Renting, Leasing	2	7	4
Finance & Insurance	0	0	0
Information	2	5	3
Scientific & Technology Services	4	152	38
Management of Companies	0	0	0
Health Care & Social Assistance	9	41	5
Educational Services	3	227	76
Public Administration & Sales	3	21	7
Arts, Entertainment, Recreation	4	29	7
Utilities & Waste Management	4	371	93
Construction	6	119	20
Manufacturing	5	50	10
Agriculture, Mining, Fishing	0	0	0
Other Services	2	9	5

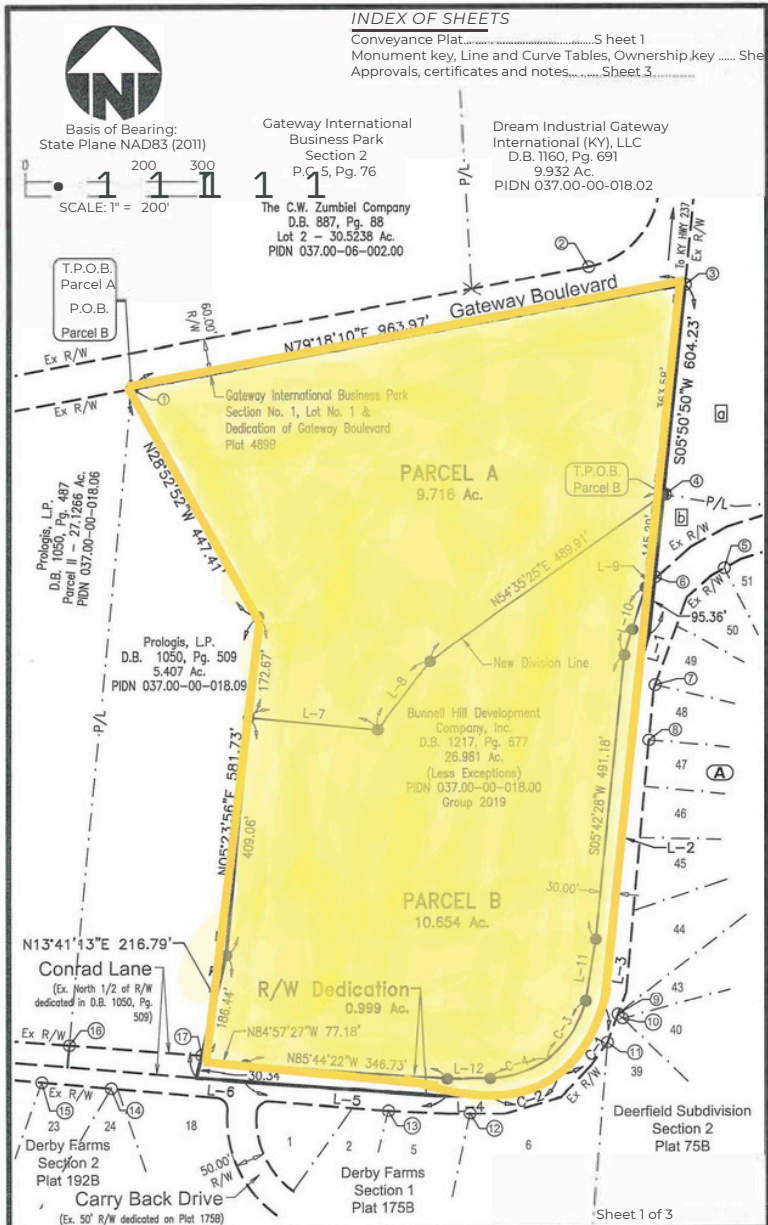
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INDEX OF SHEETS

Conveyance Plat.....Sheet 1
 Monument key, Line and Curve Tables, Ownership key.....Sheet 2
 Approvals, certificates and notes.....Sheet 3



Drawing:	23-0231 SP
Scale:	1"=200'
Drawn by:	JMH
Checked By:	
Issue Date:	11/14/24

Bunnell Hill Development Company, Inc.
 2105 GATEWAY BOULEVARD
 GROUP #2019
 UNINCORPORATED BOONE COUNTY
 COMMONWEALTH OF KENTUCKY
 CONVEYANCE PLAT

1be?fer
 P & Z Code No. 508