



THE
RMR
GROUP



For Lease

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1985 International Way Hebron | KY 41048

Airport Corridor Distribution Space

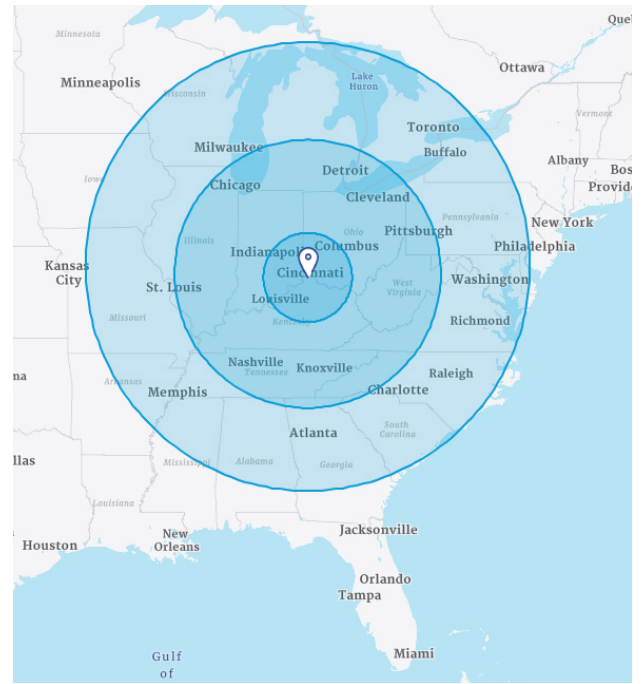
PROPERTY DETAILS

- 189,400 SF total
- 176,200 SF warehouse
- 13,200 SF office
- 32'-34' clear height
- Zoned: I-1, Light Industrial
- Trailer parking: 40 stalls
- Abundant employee parking
- Excellent highway visibility
- Close proximity to I-71/I-75 and I-275; and Cincinnati/Northern Kentucky International Airport
- Close proximity to Amazon's "Prime Air Shipping Hub" at CVG Airport

BUILDING SPECIFICATIONS

Total Building Area:	189,400 SF
Office Area:	13,200 SF
Warehouse Area:	176,200 SF
Building Dimensions:	306' X 600'
Land Area:	14.43 acres
Year Built:	1997/1999
Construction Type:	Conventional steel frame pre-cast concrete
Ceiling Height:	32'-34'
Dock Doors:	Thirty-eight (38) 8.5' x 9' doors Rite-Hite hydraulic levelers, lights & seals
Truck Court:	190'
Trailer Parking:	40 stalls
Drive-In Doors:	One (1) 10' x 12'
Lighting:	T-5 with motion sensors
HVAC:	RTU forced air (natural gas); Roof mounted HVAC units
Sprinkler System:	ESFR and wet system
Roof:	Firestone EPDM
Warehouse/office	TPO
Mechanical room	
UTILITIES	
Electric:	Duke Energy (513-421-9500) 480/277v/3phase - 2,500 amps
Gas:	Duke Energy (513-421-9500)
Water:	Boone County Water District (859-586-6155)
Sewer:	Sanitation District #1 (859-578-7450)
Telephone:	Cincinnati Bell Telephone (513-566-5050)
Parking:	173 auto parking
Zoning:	I-1; Light Industrial
Governing Jurisdiction:	Unincorporated Boone County
Parcel ID:	047.00-05-014-00

LOCATION

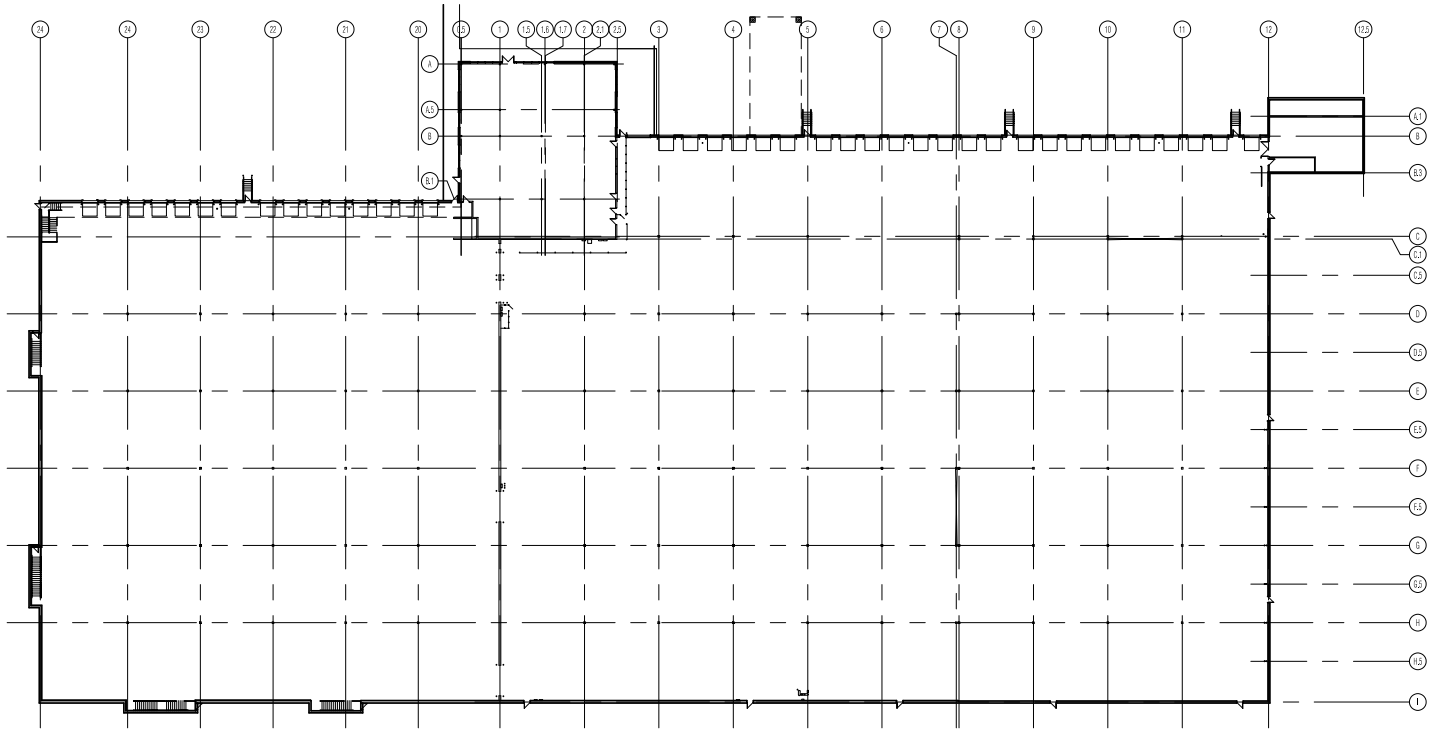


DISTANCES

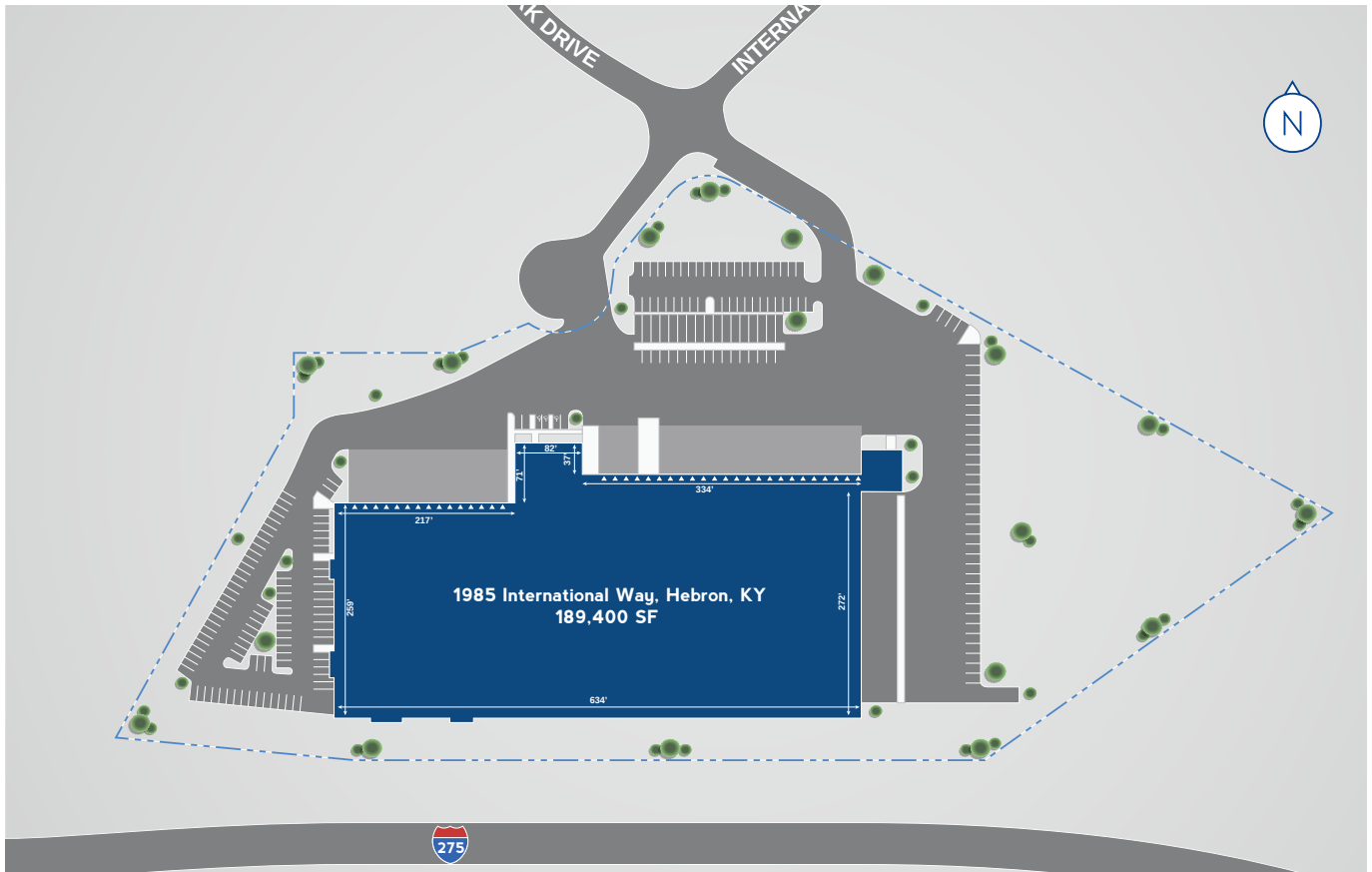
Louisville, KY	80 miles	Nashville, TN	284 miles
Columbus, OH	121 miles	Pittsburgh, PA	303 miles
Indianapolis, IN	122 miles	Chicago, IL	308 miles
Detroit, MI	276 miles	St. Louis, MO	348 miles

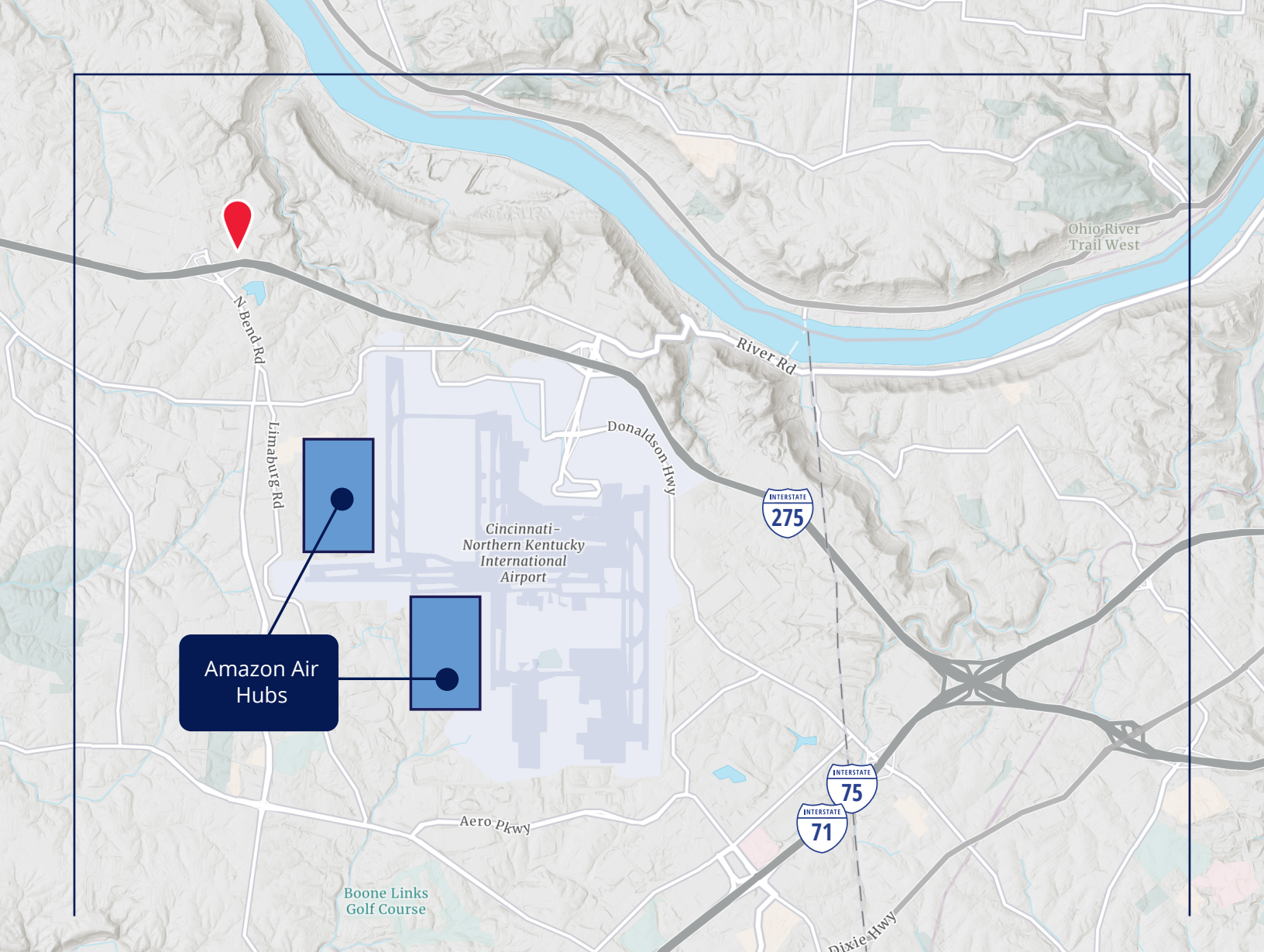
- Within minutes to four interstate highways - I-75, I-71, I-74 and I-275
- Proximate to Greater Cincinnati Northern Kentucky International Airport (CVG)
- Bus transportation at park entrance
- 60% of US population within a 500 mile radius
- Proximity to Distribution Hubs:
 - DHL Super Cargo (9 mins/5 miles)
 - Amazon - Prime Air CVG Airport (8 mins/5 miles)
 - FedEx Ground Hub - Independence (21 mins/16 miles)
 - UPS Air Hub - Louisville (1 hr 44 mins/108 miles)
 - FedEx Smartpost - Indianapolis (1 hr 53 mins/118 miles)
 - FedEx Smartpost - Grove City (2 hrs/116 miles)
- Automotive & e-Commerce Corridors

SPACE PLAN



SITE PLAN





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