

For Lease

1102 Aviation Blvd.

Hebron, KY 41048

98,884 SF



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Property Highlights

- Located in City of Loveland in established Loveland Commerce Park minutes to I-71 and I-275
- Spaces available at 63,000, 88,200, 100,800 or full building
- 23'-25' ceilings
- 14 docks / 1 drive-in door, additional to suit
- New ownership and remodel/white-box underway
- Numerous amenities in immediate area with restaurants, exercise facilities, and parks
- Available for immediate occupancy
- Lease Rate: \$5.00-\$5.50/SqFt NNN + \$1.50/SqFt OpEx/CAM
- Sale Price: Negotiable

 [Click Here For Aerial Video](#)

 [Click Here For the 360° tour](#)



Total SqFt:	98,884
Warehouse SqFt:	82,311
Office SqFt:	16,573
Acreage:	18.81 acres
Clear Height:	20'-22'
Year Built:	1994
Type Construction:	Concrete
Lighting:	LED
Column Spacing:	35' x 45'
Dock door:	Five (5), with ability to expand
Drive-in door:	Three (3)

Sprinkler:	Yes-Wet System
Electrical Service:	480-volts, 3-phase, approximately 4,000-amps
Heat:	Gas Heat in Warehouse, full hvac in office
Roof:	New (replaced 2025)
Truck Court:	170'
Parking Lot:	One hundred Ninety (190) spaces
Restrooms:	Two Sets in Offices, Two Sets in Warehouse (One locker room)
Boone County Parcel ID:	047.00-08-002.00

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Location:

- Immediate accessibility to I-275



Parcel Outline

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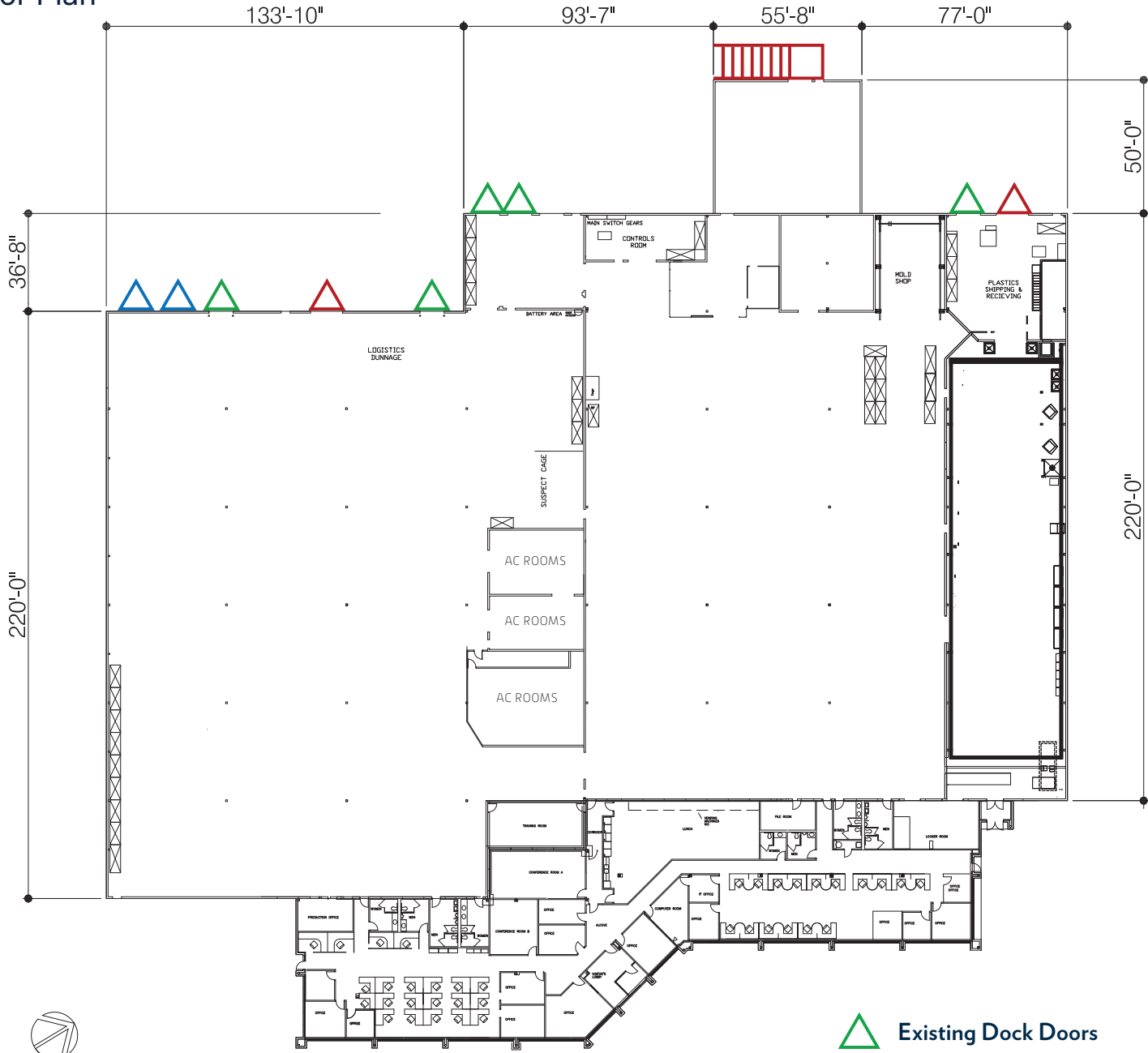
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Floor Plan



OFFICE	16,573 SF
WHSE	82,311 SF
TOTAL	98,884 SF

-  Existing Dock Doors
-  Future Dock Expansion
-  Ramp/Drive-in Door
-  Drive-in Doors

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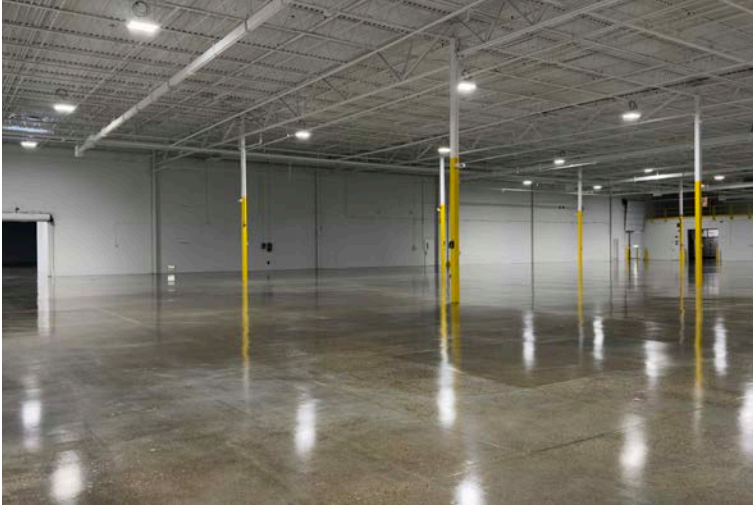
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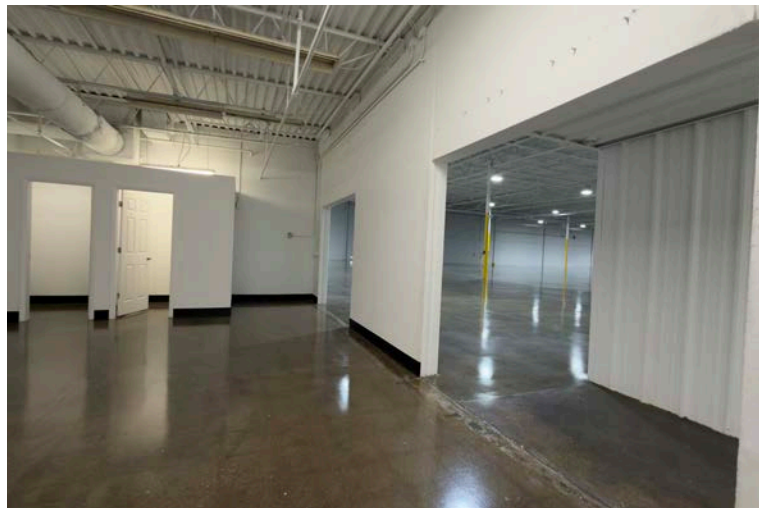
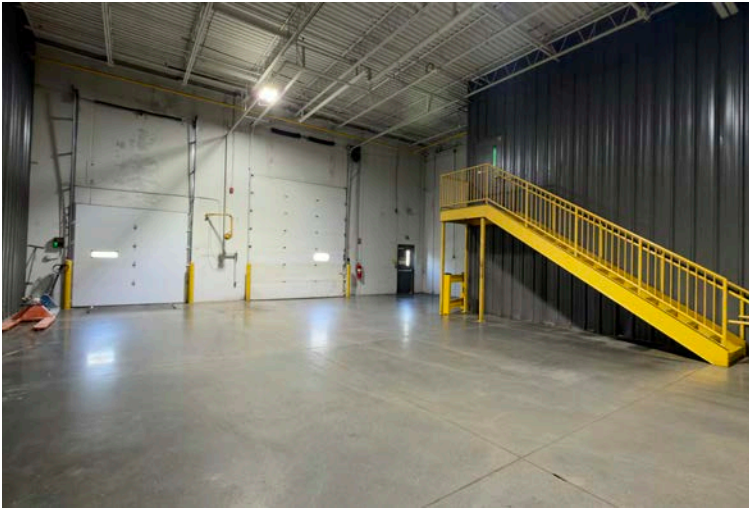
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