



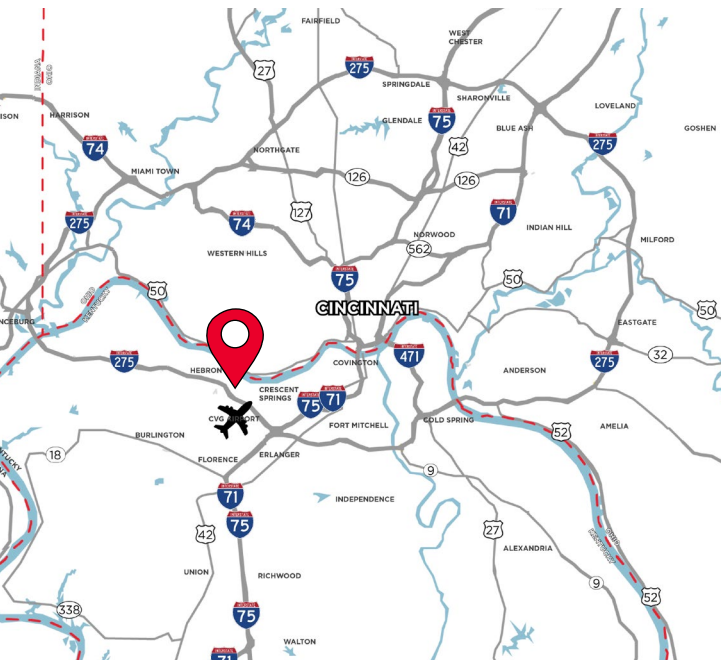
120,623 SF AVAILABLE

1370 AVIATION

HEBRON, KY 41048

CLASS A MODERN BULK

LEASE RATE: NEGOTIABLE



PROPERTY HIGHLIGHTS

- Multiple Suites Available!
- **Suite 200:** 67,514 SF Available
- **Suite 100:** 53,109 SF Available
- 32' Clear Height
- LED Lighting
- (14) 9'x10' Dock Doors Fully Equipped
- (1) Drive-in Door
- Easy access to I-275 & I-75/71
- Close proximity to Cincinnati/N. Kentucky International Airport, DHL SuperCargo and Amazon Prime Air Hubs

For more information, contact:

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FOR LEASE

1370 AVIATION BLVD

HEBRON, KY 41048

BUILDING SPECIFICATIONS

LOCATION	Hebron, KY (Boone County)
TOTAL SIZE	160,984 SF
AVAILABLE SIZES	Suite 200: 67,514 SF Suite 100: 53,109 SF
OFFICE SIZE	Suite 200: 1,387 SF Suite 100: 3,950 SF
ACRES	11.46 Acres
YEAR BUILT	2019
CONSTRUCTION	Tilt-up concrete
CLEAR HEIGHT	32'
FLOORS	7" unreinforced concrete
PARKING	135 Spaces (Total Building)
ZONING	I-1, Light Industrial
LIGHTING	LED

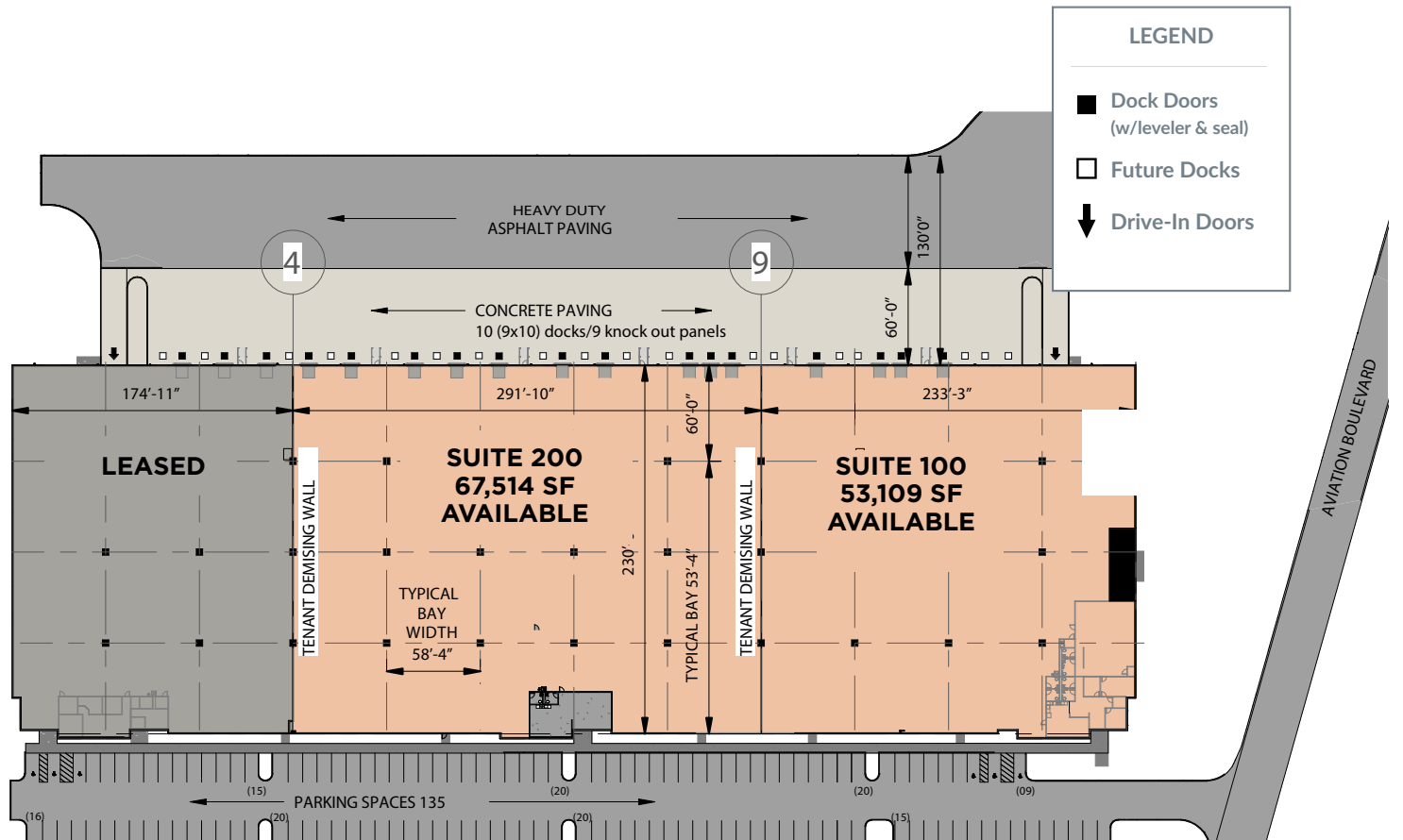
LEASE RATE: Negotiable + \$1.85 SF OPEX

DOORS	Suite 200: (10) 9'x10' fully equipped dock doors w/ mechanical pit levelers & seals; (9) knock outs Suite 100: (4) 9'x10' fully equipped dock doors w/ mechanical pit levelers & seals; (6) knock outs (1) Drive-in Door
FIRE PROTECTION	ESFR
ROOF	Single-ply, 45 mil white TPO
ELECTRIC	2,000 amp, 277/480 volt, 3 phase
HVAC	Gas-fired 80/20 MAU's
ELECTRIC/GAS	www.owenelectric.com www.duke-energy.com
WATER	www.nkywater.org
SEWER	www.sd1.org
TELEPHONE	www.altafiber.com
DATA	www.spectrum.com



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BUILDING PHOTO



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BUILDING PHOTOS



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AERIAL



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