

505 INNOVATION WAY  
RICHWOOD, KY 41094

**522,870 SF Available**

*LEED Silver Certified*

IMMEDIATE  
**10MW**  
POWER  
CAPACITY

UP TO  
**40MW**  
POWER IN  
±24 MONTHS

UP TO  
**80-100MW**  
POWER IN  
±36-48 MONTHS

# **RICHWOOD COMMERCE CENTER**

## **BUILDING 2**

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, 36' clear height, 7" unreinforced floors, ample car and trailer parking, and efficient column spacing.

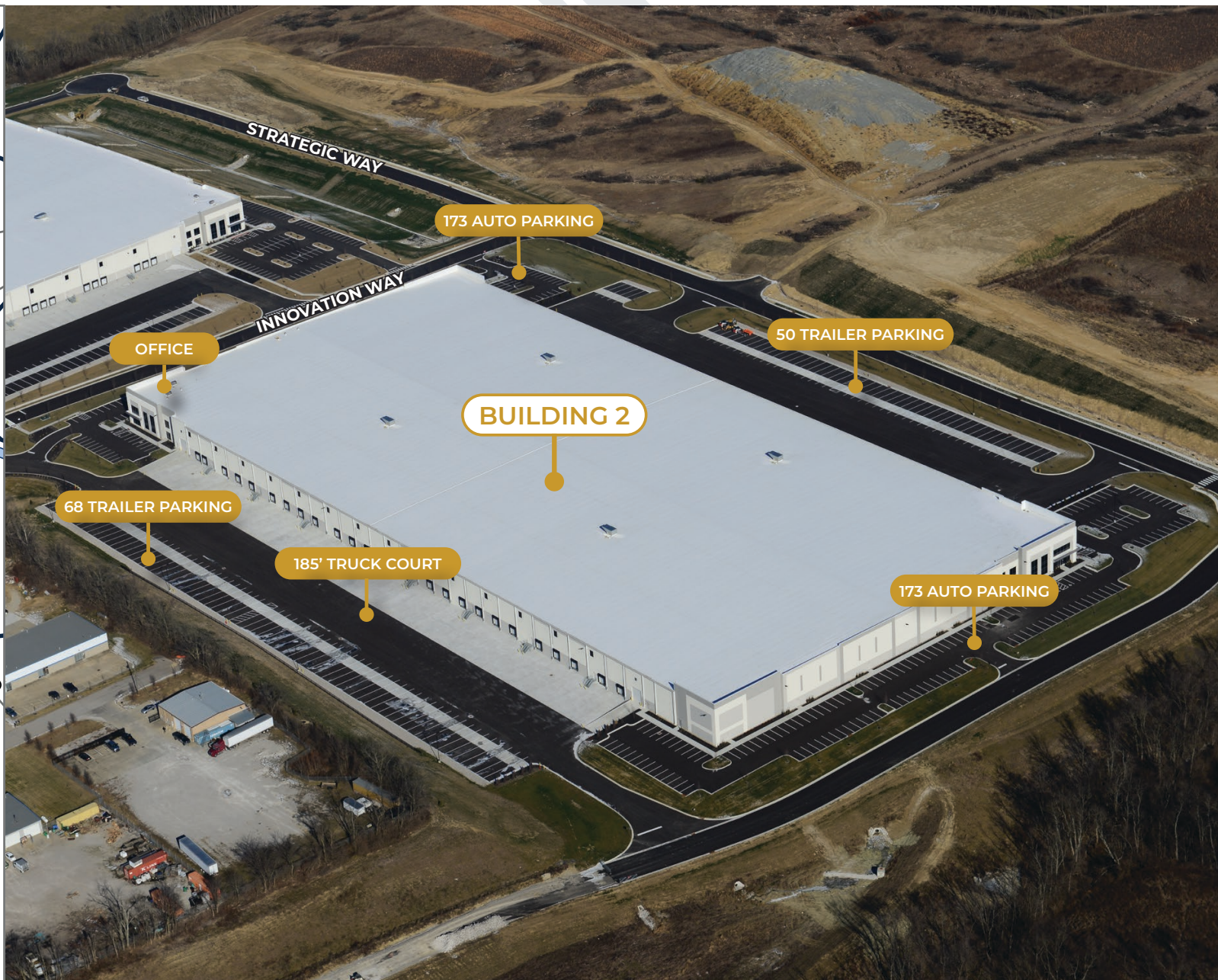


**DIVISIBLE TO  
200,000 SF**  
**READY FOR  
OCCUPANCY**

# RICHWOOD COMMERCE CENTER | BUILDING 2

505 INNOVATION WAY | RICHWOOD, KY 41094

# PROPERTY OVERVIEW



Development



**BEN DAVIS**

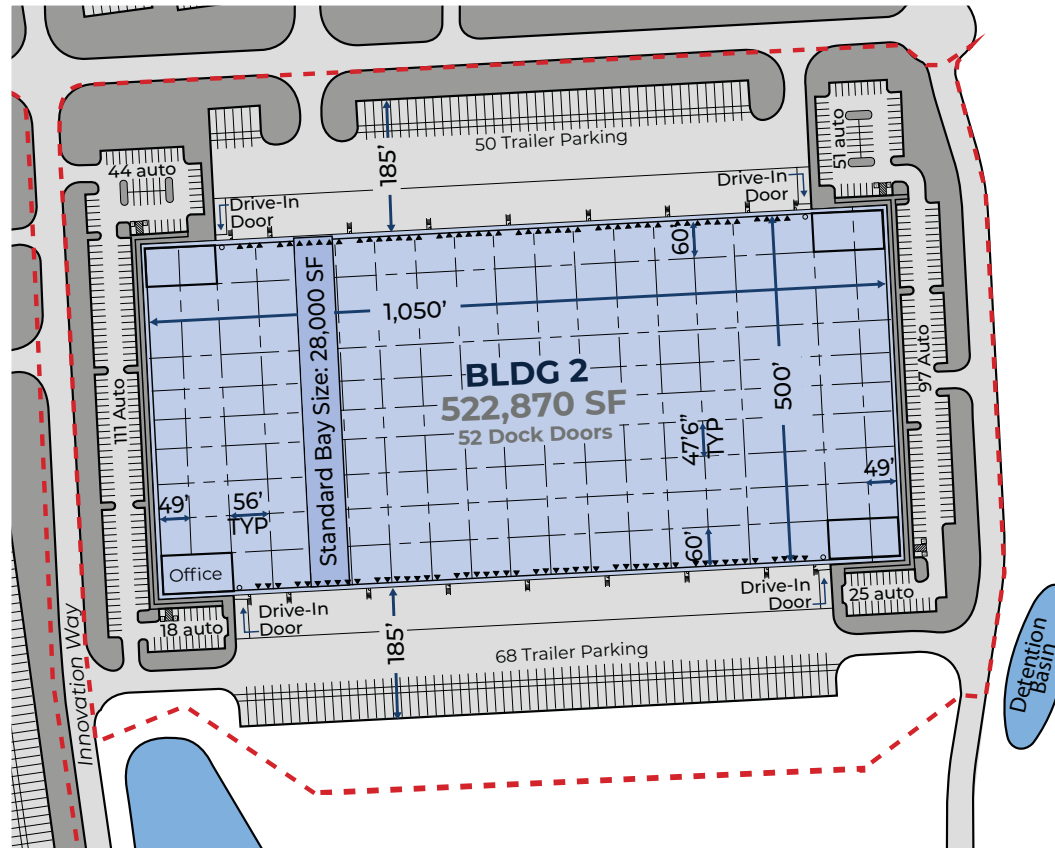
513 376 0099 (c)  
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Leasing



**MIKE LOWE**

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mike.lowe@cbre.com



**BUILDING 2 - BUILDING SPECIFICATIONS**

<b>Available SF</b>	522,870 SF	<b>Dock Doors</b>	52 - 9' x 10' truck doors (44 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 47'6" D	<b>Auto Parking</b>	346
<b>Building Dimensions</b>	500' x 1,050'	<b>Staging Bays</b>	60' D	<b>Trailer Parking</b>	118
<b>Clear Height</b>	36'	<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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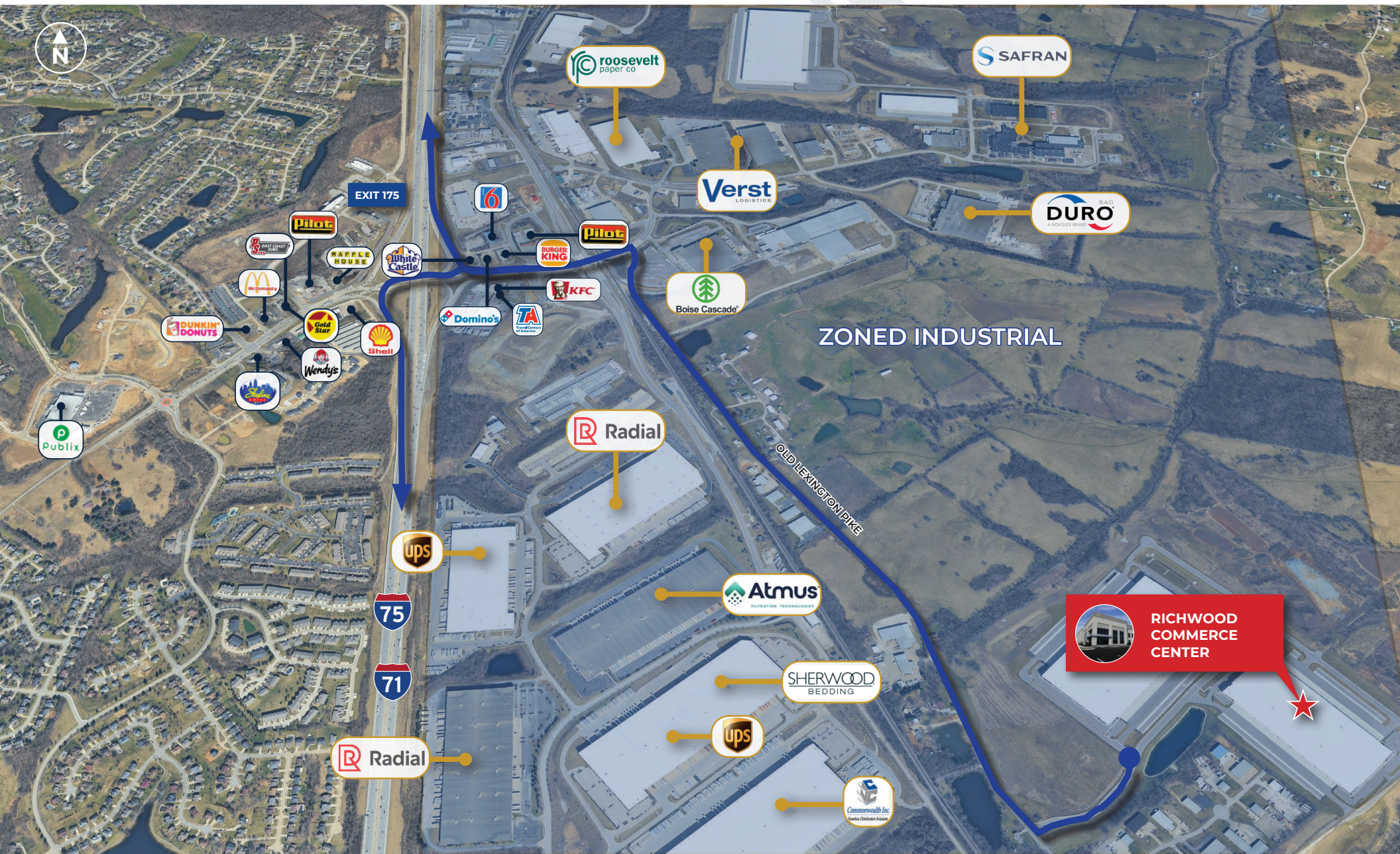
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# AREA INFORMATION



## 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

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