

FOR SUBLEASE

1119 AVIATION BLVD

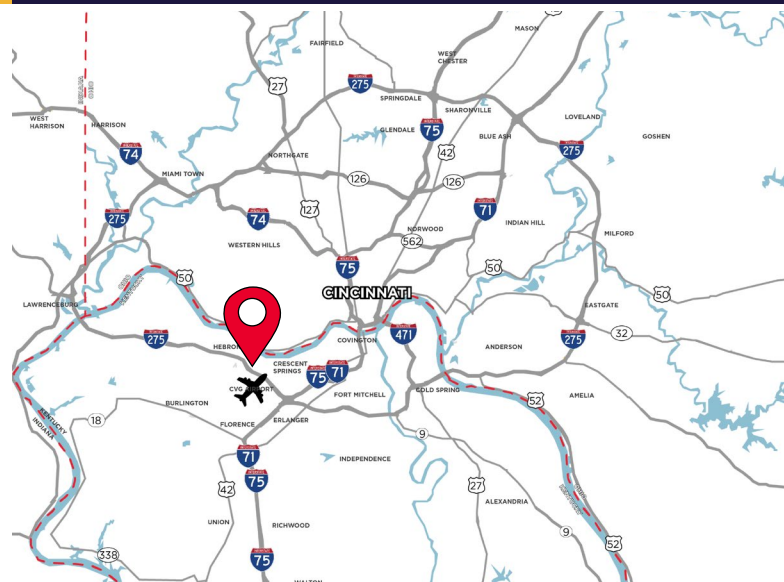
HEBRON, KY 41048



OFFICE/WAREHOUSE

SUBLEASE RATE: \$6.00/SF NNN

- 68,000 SF Total Available
 - » 4,882 & 616 SF Office
- 30' Clear Height
- LED Lighting
- (13) 9'x10' Dock Doors
- (2) 12'x14' Drive-in Doors
- 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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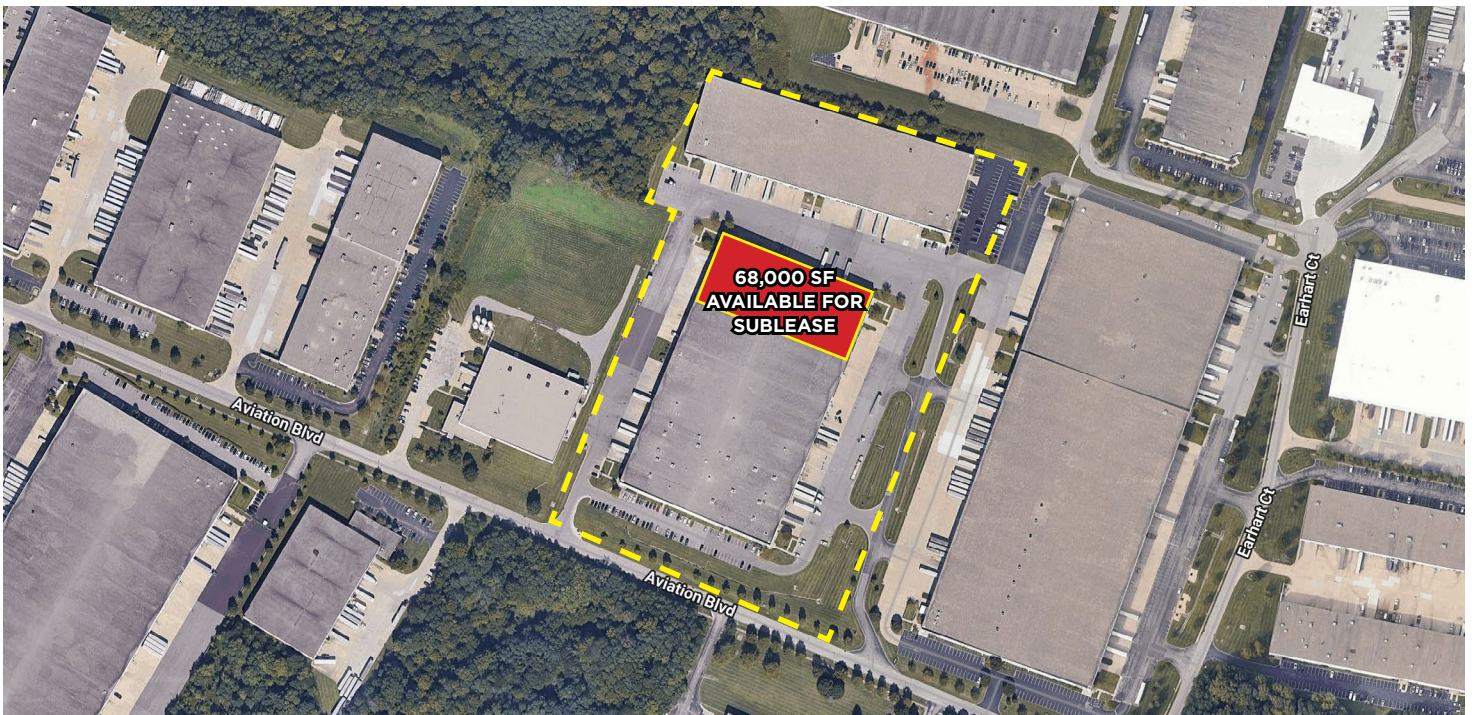
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LOCATION	Hebron, KY (Boone County)
TOTAL BLDG SIZE	264,000 SF
AVAILABLE SIZE	68,000 SF
OFFICE SIZE	4,882 & 616 SF
YEAR BUILT	1999
CONSTRUCTION	Tilt-up concrete
COLUMN SPACING	60' x 40' Speed Bays 40' x 40' Bays
CLEAR HEIGHT	30'
ROOF	Single-ply, 45 mil white TPO
PARKING	±79 Auto Spaces
FLOOR	7" unreinforced concrete

DOCKS	(13) 9'x10' docks
DOORS	(2) 12'x14' Drive-ins
FORE SUPPRESSION	ESFR
ELECTRIC	2,000 amp, 277/480 volt, 3 phase
HVAC	Gas-fired 80/20 MAU's
UTILITIES	
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
OPEX	\$1.96/SF

SITE PLAN & SPECIFICATIONS



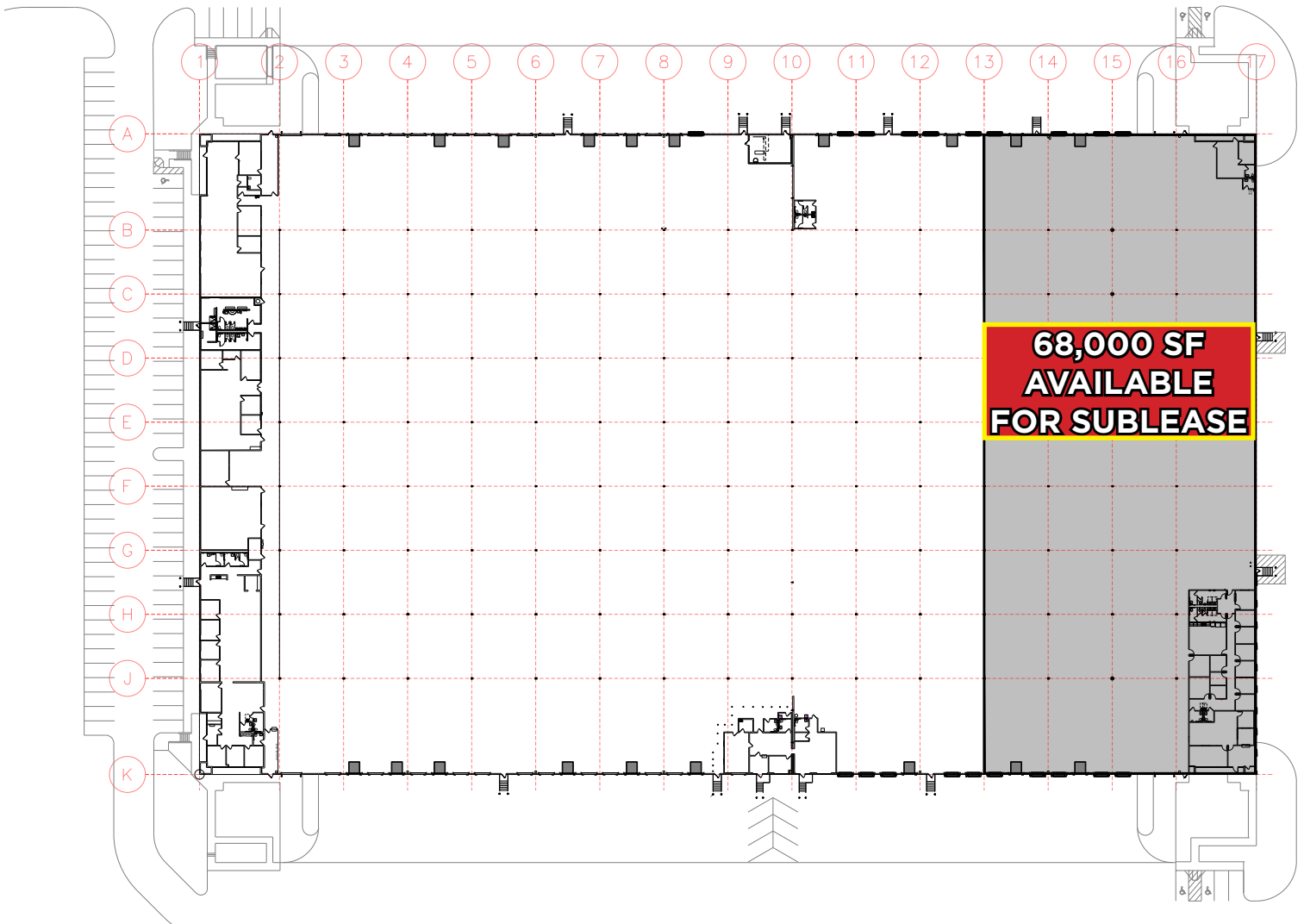
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FLOOR PLAN



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PROPERTY PHOTOS



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AERIAL LOCATION



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