

1301 Aviation Boulevard Hebron, KY 41048



16,770 SF Available at Airpark Int'l Business Park



16,770 SF Available

- 14,796 SF warehouse
- 1,974 SF air-conditioned office
- Zoning: I-1
- Close Proximity to Cincinnati/NKY International Airport
- Easy access to I-275/I-75

For more information, contact:

Dave Kelly, CCIM 513-763-3009 david.kelly@cassidyturley.com Skylar Stein 513-763-3047 skylar.stein@cassidyturley.com 221 E Fourth Street, Suite 2600 Cincinnati, OH 45202 513-421-4884 cassidyturleyindustrial.com

The information contained herein was obtained from sources we consider reliable. We cannot be responsible, however, for errors, omissions, prior sales, withdrawal from the market or change in price. Seller and broker make no representation as to the environmental condition of the property and recommend purchaser's independent investigation.



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Building Specifications

Available Space:	16,770 SF	
Warehouse Space:	14,796 SF	
Office Space:	1,974 SF	
Zoning:	I-1, Light Industrial	
Year Built:	2002	
Construction Type:	Tilt-up concrete	
Roof Construction:	Rubber membrane	
Clear Height:	20' - 22'	
Building Area:	129' X 130'	
Restrooms:	One (1) in office; one (1) in shop area	
Sprinkler:	Wet	
Dock Doors:	Five (5) with levelers; two (2) without levelers	
Drive-In Doors:	One (1)	
Floors:	6" concrete	
Lighting:	T-5 fluorescent	
HVAC:	Two (2) gas fired unit heaters; air conditioned office	
Utiliities:	Electric:	Duke Energy (513.421.9500) 240 volt, 200 amp, three phase
	Gas:	Duke Energy (513.421.9500)
	Sewer:	Boone County Water District (859.578.9898)
	Telephone: Cable:	Cincinnati Bell Telephone (513.566.5050) Time Warner Cable (877.230.3783)
Governing Jurisdiction:	Unincorporated Boone County	
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Operating Expenses:	\$1.23/SF	
Lease Rate:	\$4.95/SF	

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Regional Map



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