

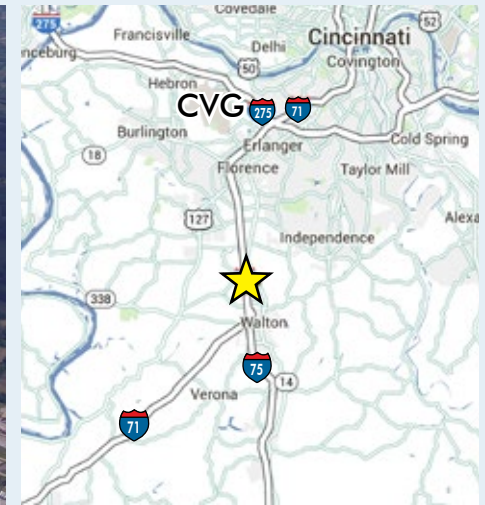


## **PARK SOUTH** at RICHWOOD - Bldg. I

55 Transport Drive, Walton, KY 41094

# PARK SOUTH at RICHWOOD - Bldg. I

55 Transport Drive, Walton, KY 41094



Located in pro-business Boone County, Park South at Richwood Building I is Greater Cincinnati's newest Class A modern bulk distribution facility.

- 442,304 square-foot Class A bulk warehouse facility
- Pad-ready site, construction starting soon
- Excellent visibility on I-71/I-75
- Located in the “e-commerce hub” in the central U.S.
- Total park will accommodate over 5.2 million square feet - has fully entitled site for a 1.2 million square foot facility
- Corporate neighbors include Cummins, L'Oreal, and eBay Enterprise

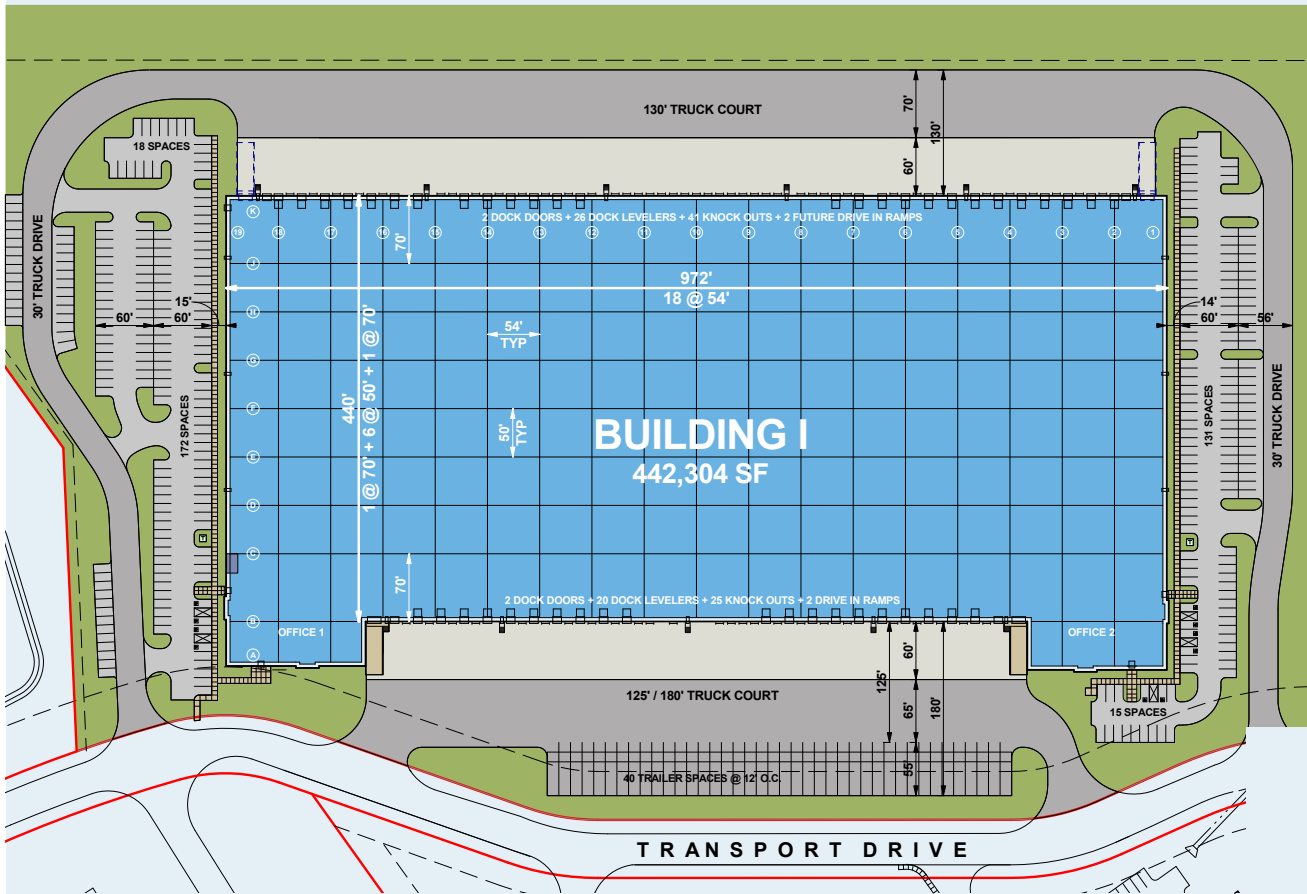


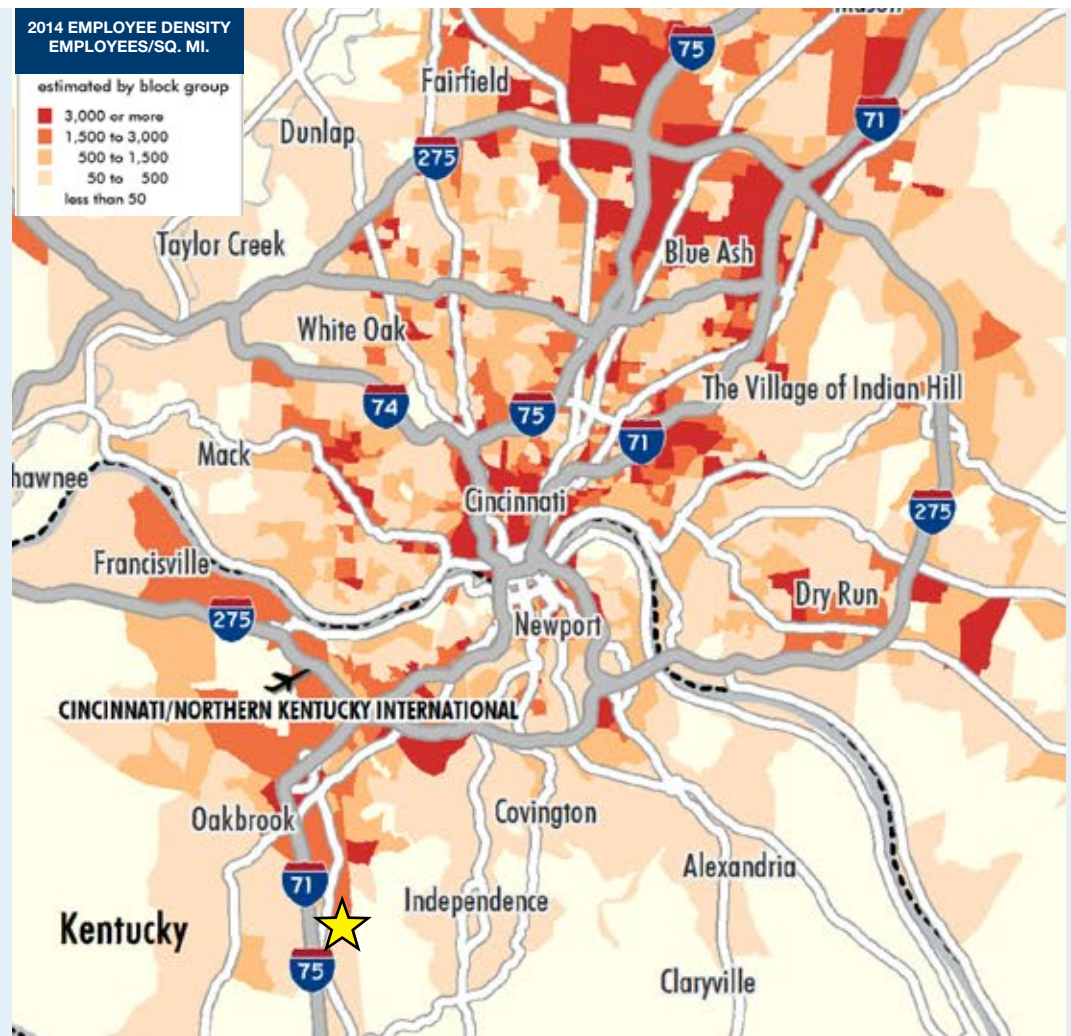
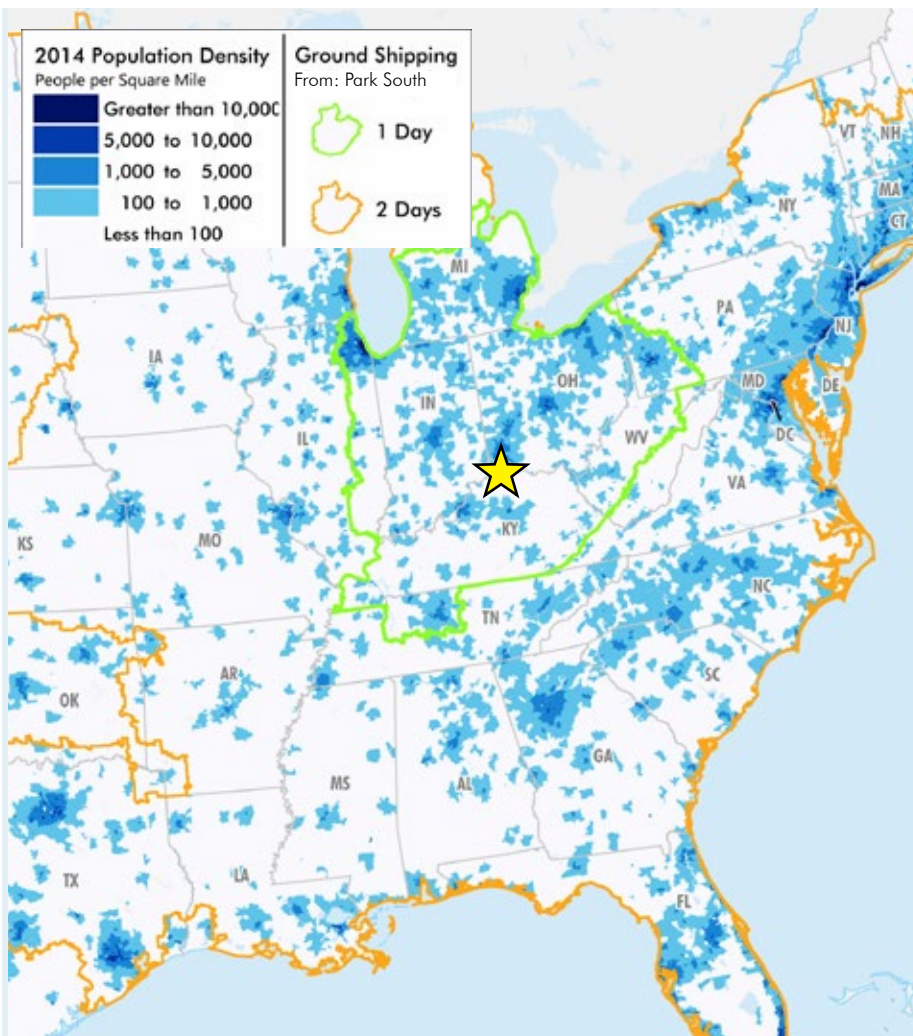
- Convenient access to Greater Cincinnati/Northern Kentucky International Airport
- 1 mile to the regional highway system

**442,304** square feet available

## 442,304 SF Bulk Warehouse Opportunity

TOTAL SF:	442,304
AVAILABLE SF:	442,304
YEAR BUILT:	Under Construction
CLEAR HEIGHT:	32'
AUTO PARKING:	336 spaces
TRAILER PARKING:	40 spaces
DOCK DOORS:	50 - 9'x10' (expandable)
DOCK EQUIPMENT:	46 - 40,000 lb airbag levelers
DRIVE-IN DOORS:	2 - 14'x16' (expandable)
STAGING BAY:	54' x 70'
TYPICAL BAY:	54' x 50'
TRUCK COURT:	125' - 180'
FIRE SPRINKLER:	ESFR
ELECTRIC:	480/277 volt 3-phase, 2 transformers
HEATING:	80/20 units & rack unit heaters
FLOOR SLAB:	7" conventional concrete
SUSTAINABLE FEATURES:	White TPO roof w/R22 insulation, 28 - 4'x6' Clerestory windows, T-5 warehouse lighting, Summer ventilation system, LED exterior lighting system





Park South at Richwood's location features excellent access to the interstate and is within a two-day drive of 60% of the U.S. population. It is also less than 90 miles to UPS Worldport in Louisville, KY, 15 miles to DHL Express' Global Hub at the Greater Cincinnati Northern Kentucky International Airport (CVG) and only 7 miles to FedEx Ground.

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