

LOGISTICS PARK 75 BUILDING 1

WALTON, KENTUCKY



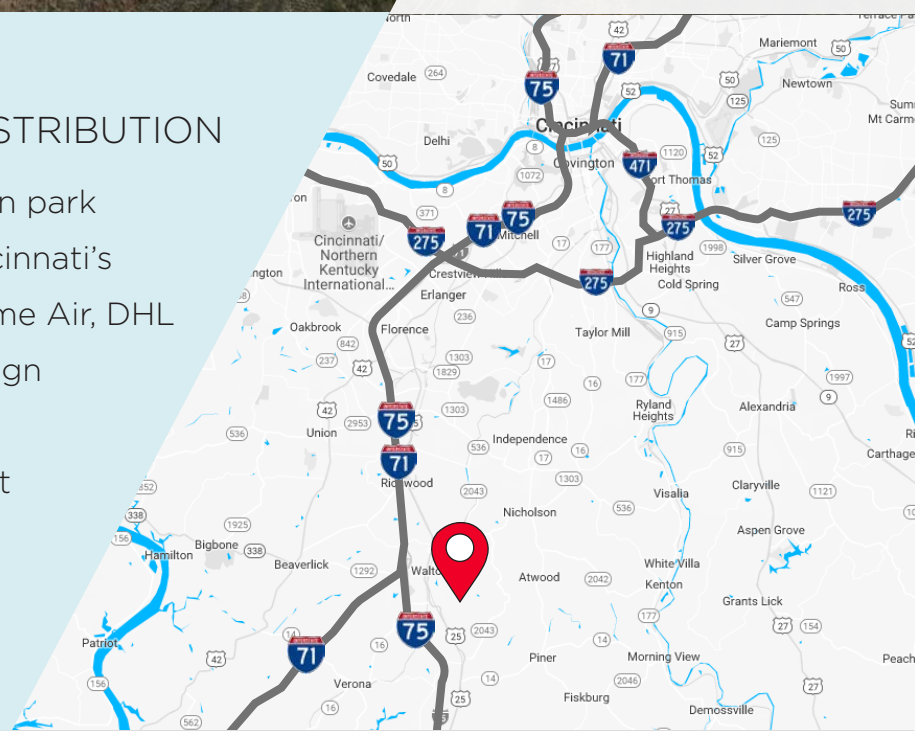
LOGISTICS PARK **75**

201 RICHARD KNOCK HWY, WALTON, KY

896,896 SF

FOR LEASE - MODERN BULK DISTRIBUTION

- 272-acre master planned distribution park
- Located in the heart of Greater Cincinnati's Logistics corridor - UPS, FedEx, Prime Air, DHL
- Class A distribution/warehouse design
- Easy access to I-75/71
- 15 miles to CVG International Airport
- **Ready for occupancy!**



For more information, contact:

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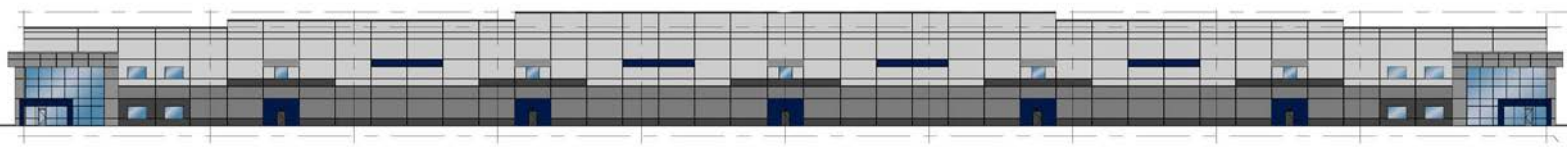
www.cincy-industrial.com



PROPERTY FEATURES

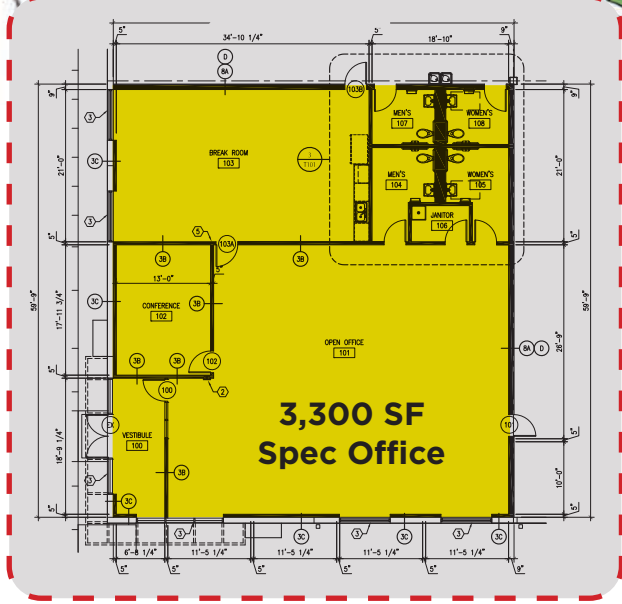
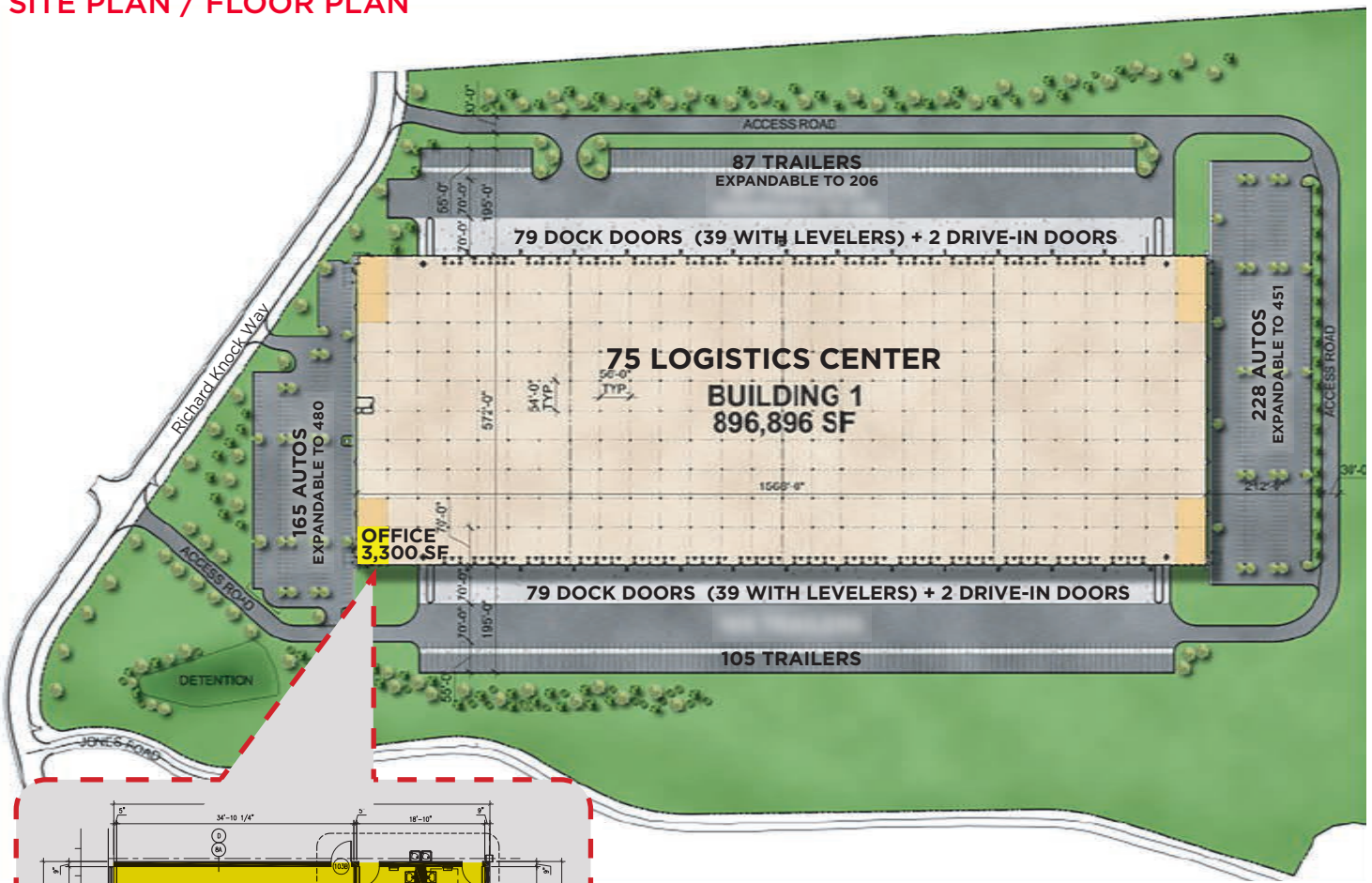
Location:	201 Richard Knock Highway, Walton, KY - 20 miles south of Cincinnati, OH
Building Size:	896,896 SF - 572' x 1,568' (Divisible) 3,300 SF - Spec Office
Clear Height:	36'
Dock Doors:	158 (9'x10') Dock Doors Total 78 (9'x10) with 35,000# (7'x8') Mechanical Levelers
Drive-Ins:	4 (12'x14') Motorized Overhead
Column Spacing:	Speedbay: 56' x 70' Interior bays: 56' x 54' (Typical)
Bay Size:	32,032 SF (Depth: 56' x 572')
Fire Suppression:	ESFR
Lighting:	LED
Roof:	Single-ply, 45 mil TPO
HVAC:	Gas Fired Heaters 80/20 MAU's
Auto Parking:	393 Existing Spaces Expandable to 931
Trailer Parking:	214 Existing Spaces Expandable to 516
Truck Court:	185' on North 185' on South 60" Concrete Aprons
Construction Type:	Concrete Tilt-up
Slab:	7" Concrete Reinforced

Jurisdiction:	Kenton County, City of Walton
Zoning:	I-1, Light Industrial
Airport:	Cincinnati/N. Kentucky International Airport is located 15 miles northwest via I-75/I275, CVG, DHL Supercargo, Prime Air Hubs
Utilities:	
Electric:	Duke Energy www.duke-energy.com (800.544.6900) (2) 3,000 amp, 480/277v, 3P (1) 800 amp & (1) 400 amp house services
Gas:	Duke Energy www.duke-energy.com (800.544.6900)
Water:	City of Walton www.cityofwalton.com (859.485.4383)
Sewer:	Sanitation District 1 www.sd1.org (859.578.7450)
Telephone/Data:	Cincinnati Bell www.cincinnati-bell.com (513.566.5050)
Data:	Spectrum Cable www.spectrum.com (866.481.7927)
ASKING RATE:	\$3.85/psf NNN
OPEX:	\$0.68/psf





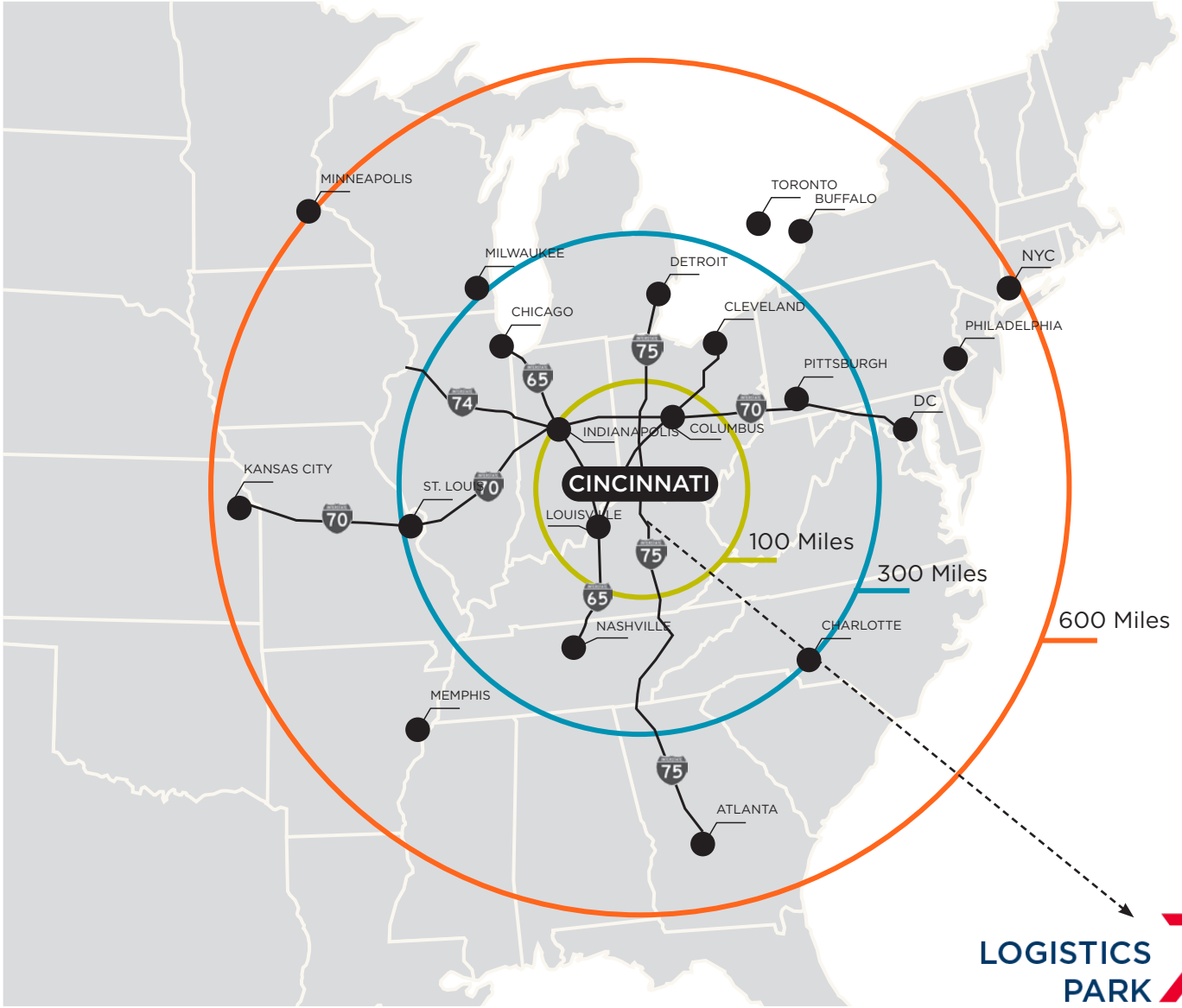
SITE PLAN / FLOOR PLAN





LOGISTICS PARK **75**

TRANSPORTATION



LOGISTICS PARK **75**

AMAZING REACH TO MAJOR POPULATIONS!

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LOGISTICS PARK **75**

DISTRIBUTION HUBS

LOGISTICS PARK **75** *IN THE CENTER OF IT ALL!*





LOGISTICS PARK **75**

FULLY CONSTRUCTED INTERCHANGE - DIRECT INTERSTATE ACCESS





LOGISTICS PARK **75**

JOIN THESE MAJOR CORPORATIONS!

UPS **FedEx**
GROUPON
CEVA **SunChemical**

DHL
wayfair
Levi's **TOYOTA** **Veritiv**
amazon

CVG
CINCINNATI/NORTHERN KENTUCKY INTERNATIONAL AIRPORT

wayfair **pepsi**
Coca-Cola **GE** **FritoLay**

RR DONNELLEY **MERITOR**
Givaudan **Johnson Controls**
GateWay Community College **Celanese**
FedEx **Firestone**
The chemistry inside innovation

ups **Cummins**
Radial
L'ORÉAL

LOGISTICS PARK 75

EXIT 171

Autotec
DOUGLAS AUTOTECH CORP.
FISHER Auto Parts

CINCINNATI CBD

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