

# PARK WEST INTERNATIONAL BUILDING D

2205 - 2255 GLOBAL WAY HEBRON, KY



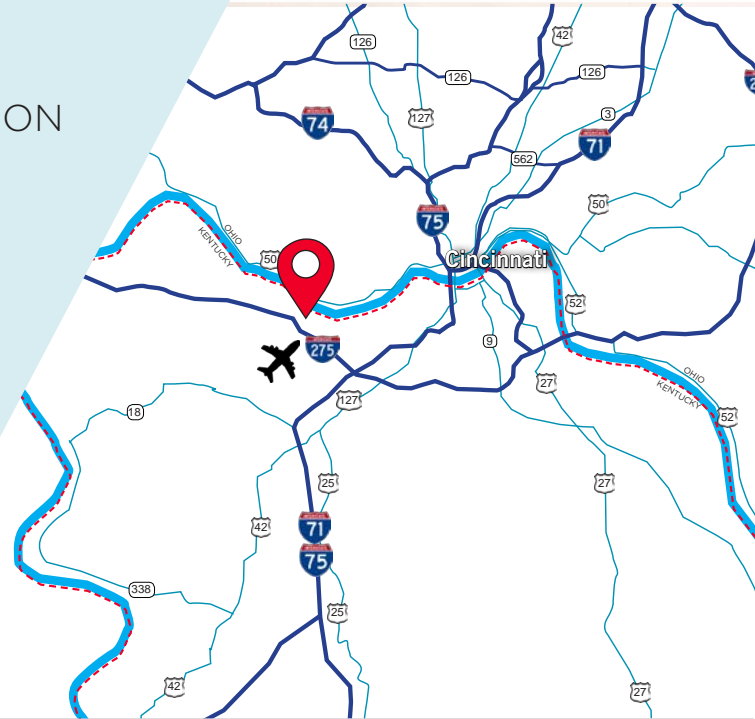
**CLOSE  
PROXIMITY TO:**



## 184,800 SF

FOR LEASE - MODERN BULK DISTRIBUTION

- Divisible to 70,400 SF
- 28' Clear height
- Class A tilt-Up construction
- Institutional-grade business park
- One exit to Cincinnati/N. Kentucky International Airport, DHL SuperCargo Hub and Amazon Prime Air Hub



For more information, contact:

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[www.cincy-industrial.com](http://www.cincy-industrial.com)



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**PROPERTY FEATURES**

<b>Location:</b>	Hebron, KY, Boone County
<b>Building Size:</b>	184,800 SF
<b>Available Area:</b>	<u>Suite 2205 (Available Now)</u> 114,400 SF 9,300 SF Office 18 Dock Doors, 1 Drive-In  <u>Suite 2255 (Available Feb 2020)</u> 70,400 SF 7,600 SF Office 11 Dock Doors, 1 Drive-In
<b>Zoning:</b>	I-1, Light Industrial
<b>Acres:</b>	11.52± Acres
<b>Year Built:</b>	1998
<b>Construction:</b>	Tilt-up Concrete
<b>Clear Height:</b>	28'
<b>Column Spacing:</b>	40' x 40' (220' depth, 8,800 SF bays)
<b>Floors:</b>	6" Unreinforced Concrete Slab
<b>Roof:</b>	Ballasted EPDM
<b>Fire Suppression:</b>	ESFR Sprinkler
<b>Lighting:</b>	Metal Halide
<b>Truck Doors:</b>	28 Dock Doors (9x10), 35,000 lb pit levelers, shelters, DokLok 2 (14'w x 12'h) Drive-In
<b>Truck Court:</b>	130' Total / 60' concrete apron
<b>Auto Parking:</b>	168 Total Bldg auto stalls



<b>HVAC:</b>	Natural Gas
<b>Electric:</b>	1200a, 480v, 3p
<b>Utilities:</b>	
<b>Electric:</b>	Owen Electric www.owenelectric.com (859.283.5800)
<b>Gas:</b>	Duke Energy www.duke-energy.com (800.544.6900)
<b>Water:</b>	Northern Kentucky Water www.nkywater.org (859.331.3066)
<b>Sewer:</b>	Sanitation District #1 www.sd1.org (859.578.7450)
<b>Telephone/Data:</b>	Cincinnati Bell www.cincinnati-bell.com (513.566.5050)
<b>Data:</b>	Spectrum Cable www.spectrum.com (866.481.7927)
<b>LEASE RATE:</b>	<b>\$4.25/psf NNN</b>
<b>OP EXP:</b>	<b>\$1.29/psf</b>

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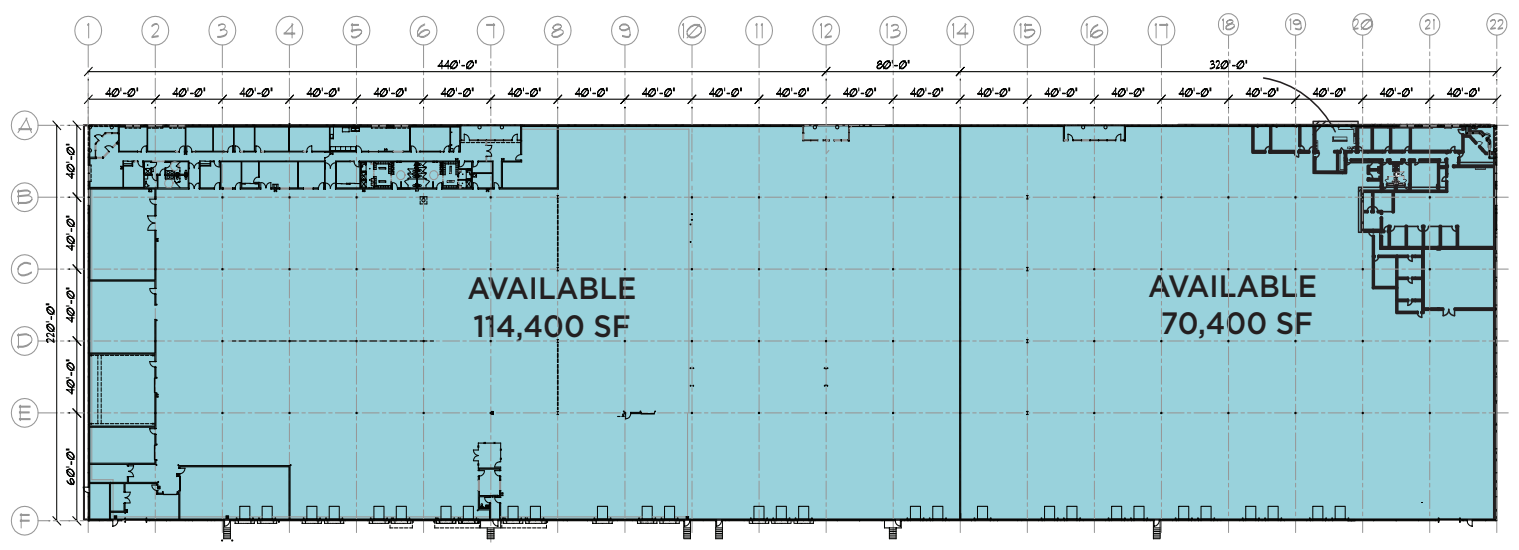




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**SITE PLAN**



**ABOUT THE PARK**

Park West International is a world-class business park located just one exit west of Cincinnati/Northern Kentucky International Airport via I-275 and easily accessible to the I-75 corridor, stretching from northern Michigan to Florida.

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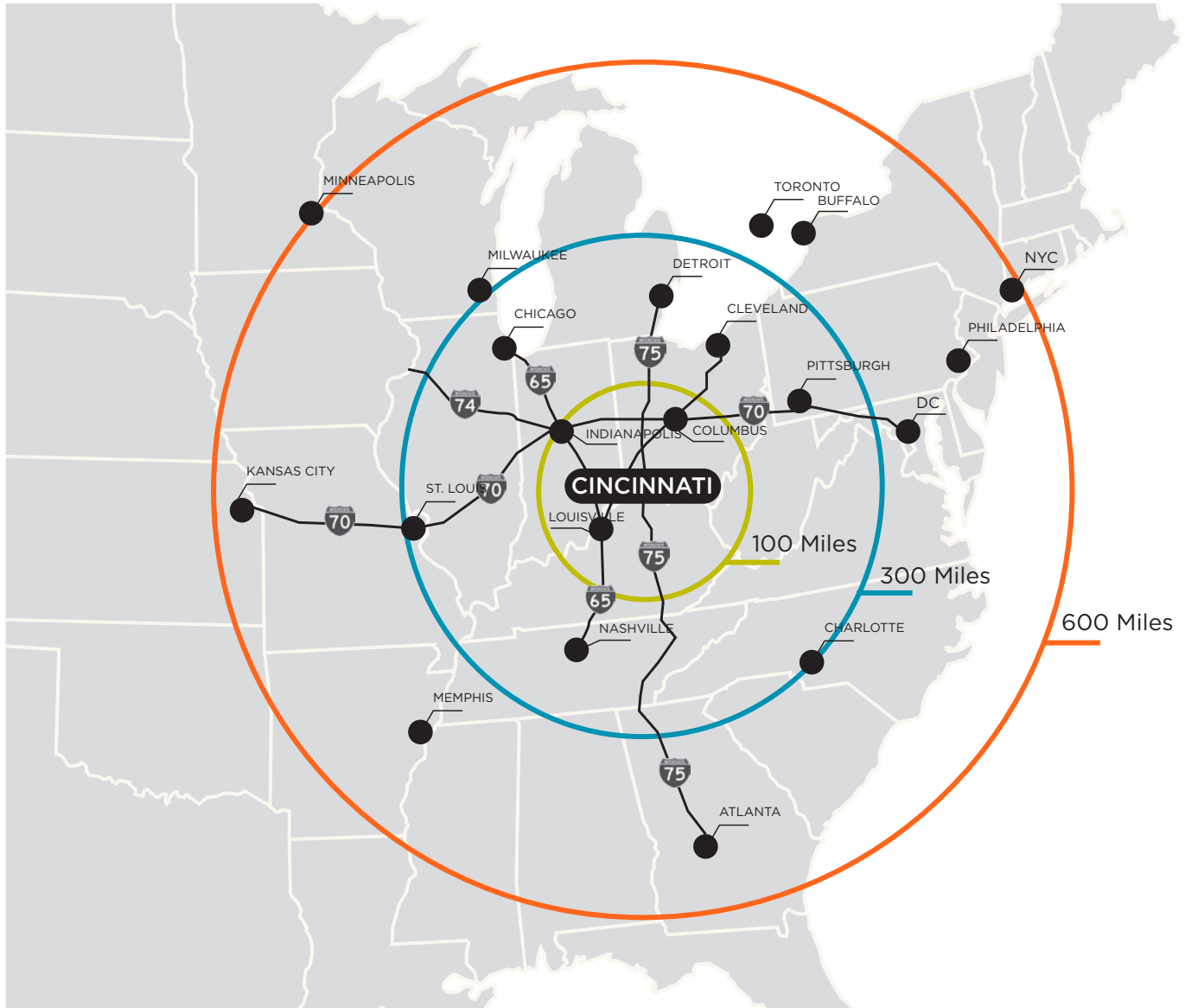




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**TRANSPORTATION**



**AMAZING REACH TO MAJOR POPULATIONS!**



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**DISTRIBUTION HUBS**

**IN THE CENTER OF IT ALL!**



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