

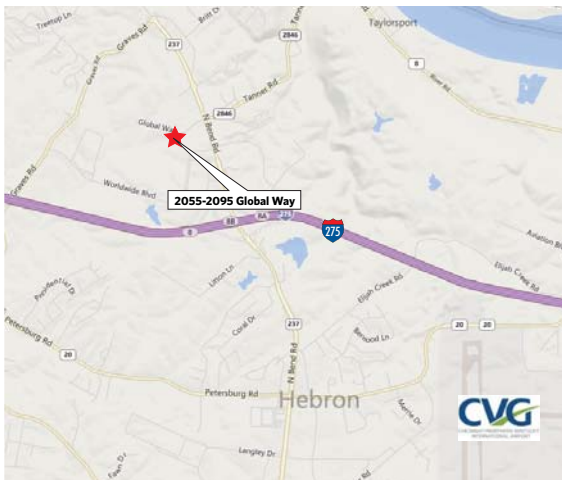
Park West International "E"

2055-2095 Global Way, Hebron, KY 41048

DTZ



Class A Bulk Distribution Facility



- **103,690 SF Available**
- Class A Construction
- Institutional-grade business park
- Foreign Trade Zone
- Excellent access to I-75, I-275, and Cincinnati/Northern Kentucky International Airport
- Nearby amenities include hotels, restaurants, and retail

For more information, contact:

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Skylar Stein
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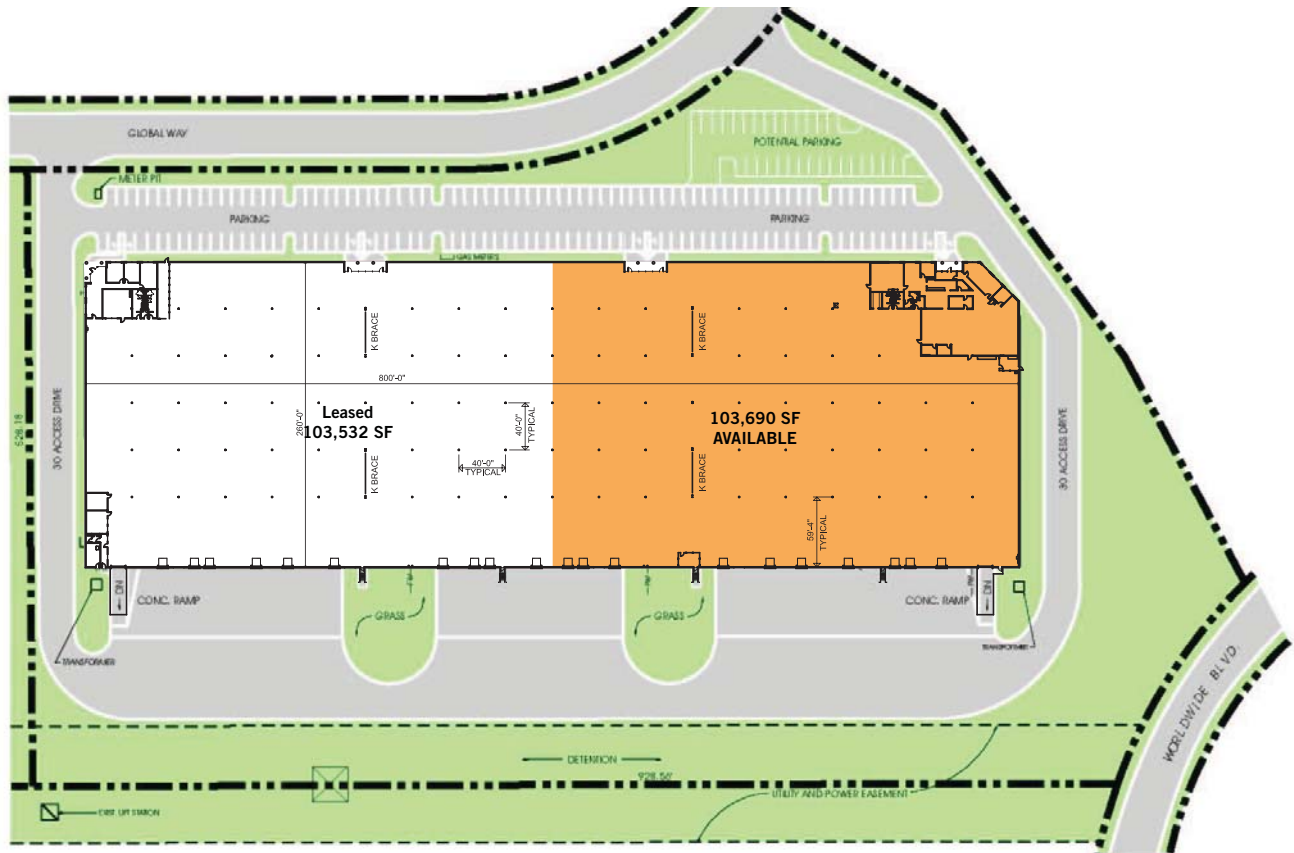
T: 513.421.4884
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www.dtz.com

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

Property Specifications

- 103,690 SF
- 7,712 SF office
- 10 docks, 1 drive-in
- 28' clear
- 12.085-acre site

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| | |
|----------------------|---|
| Total Building Area: | 207,222 square feet |
| Available Area: | 103,690 square feet 7,712 sf office. 11 docks (9' x 10'), 1 drive-in (12' x 14'). |
| Year Built: | 1998 |
| Construction Type: | Tilt-up concrete |
| Land Area: | 12.085 acres |
| Ceiling Height: | 28' clear |
| Column Spacing: | 40' x 40'; 40' x 60' staging bay |
| Bay Size: | 40' x 260' (10,400 sf) |
| Dimensions: | 800' x 260' |
| Truck Doors: | 21 dock doors with vision panels, Rite Hite 29,000-lb mechanical pit levelers & seals 5 swing arm lights 2 drive-in doors 19 knockout panels |
| Truck Court: | 130' truck court; 60' concrete truck apron |
| Roof: | Ballasted EPDM |
| Floor: | 6" concrete slab |
| Lighting: | T-5 fluorescent with motion sensors |
| Sprinkler System: | ESFR |
| HVAC: | Natural gas forced air unit heaters |
| Utilities: | |
| Electric: | Owen Electric (859.283.5800) |
| Gas: | Duke Energy (513.421.9500) |
| Water: | Northern Kentucky Water Service District (859.578.9898) |
| Sewer: | Sanitation District #1 (859.578.7450) |
| Telephone: | Cincinnati Bell Telephone (513.566.5050) |



| | |
|----------------------------|---|
| Zoning: | I-1, Light Industrial Boone County |
| Governing Jurisdiction: | Unincorporated Boone County |
| Parking: | 148 auto spaces, including 8 accessible spaces |
| Miscellaneous: | Foreign Trade Zone |
| Operating Expenses (2015): | \$1.39/sf/year |
| Lease Rate: | \$3.45/SF |

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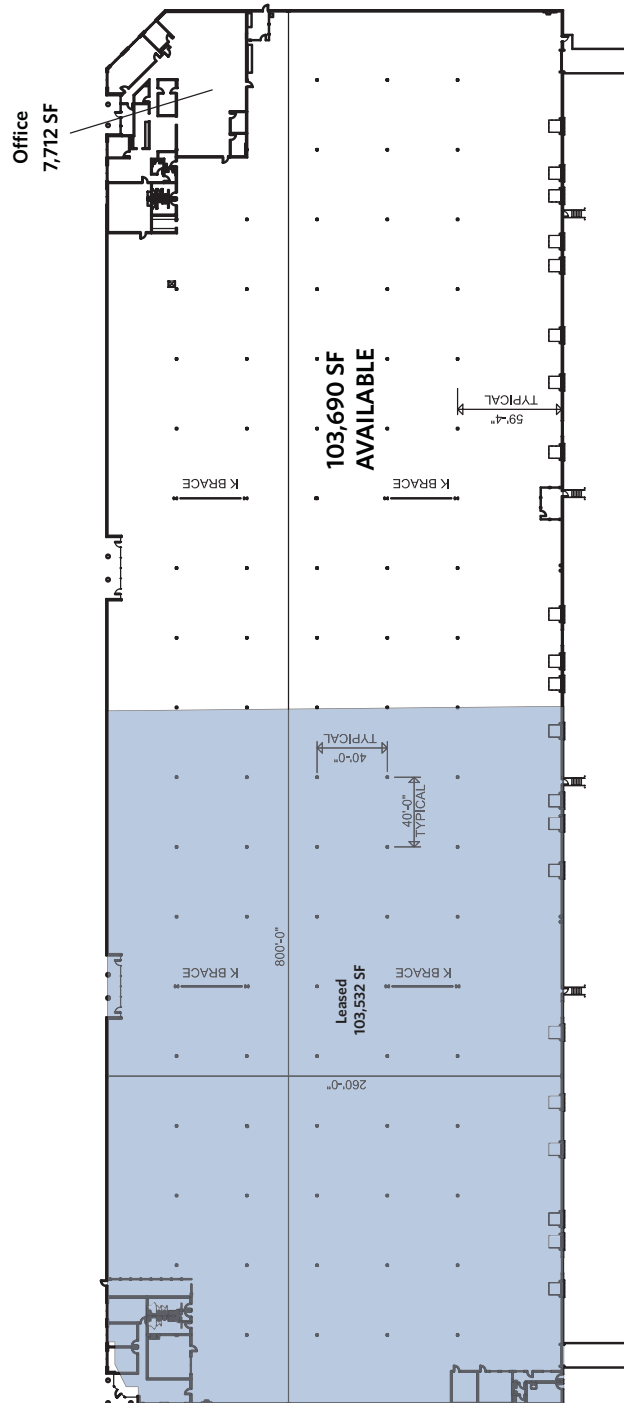
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