

# LOGISTICS PARK 75 BUILDING 1

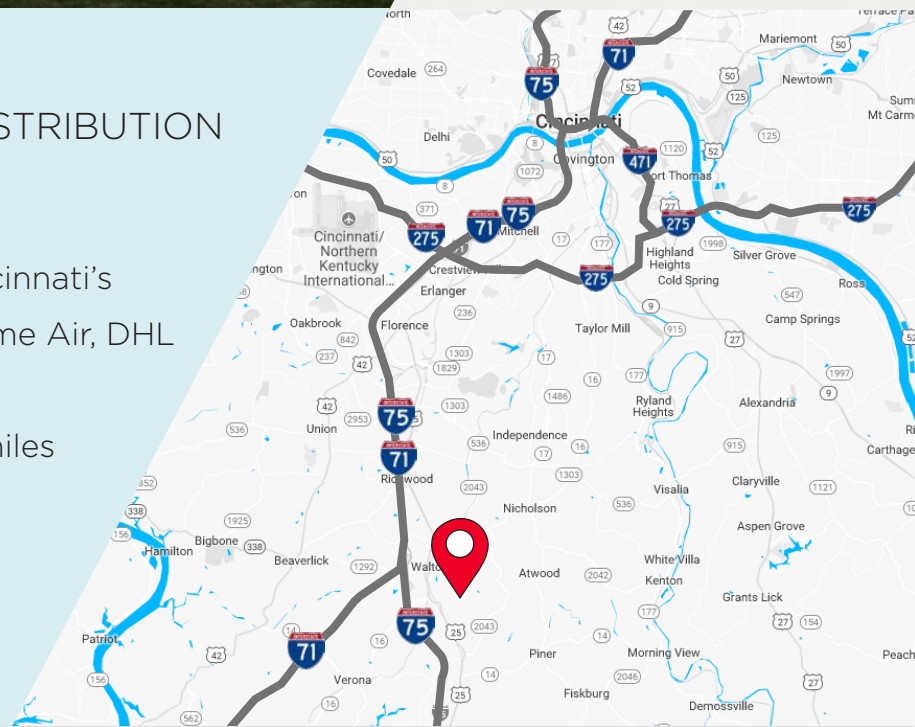
WALTON, KENTUCKY

LOGISTICS PARK **75**

**896,896 SF**

FOR LEASE - MODERN BULK DISTRIBUTION

- 272-acre master planned park
- Located in the heart of Greater Cincinnati's Logistics corridor - UPS, FedEx, Prime Air, DHL
- Class A building design
- Easy access to I-75/71 and only 15 miles to CVG International Airport
- Q2 2019 Delivery



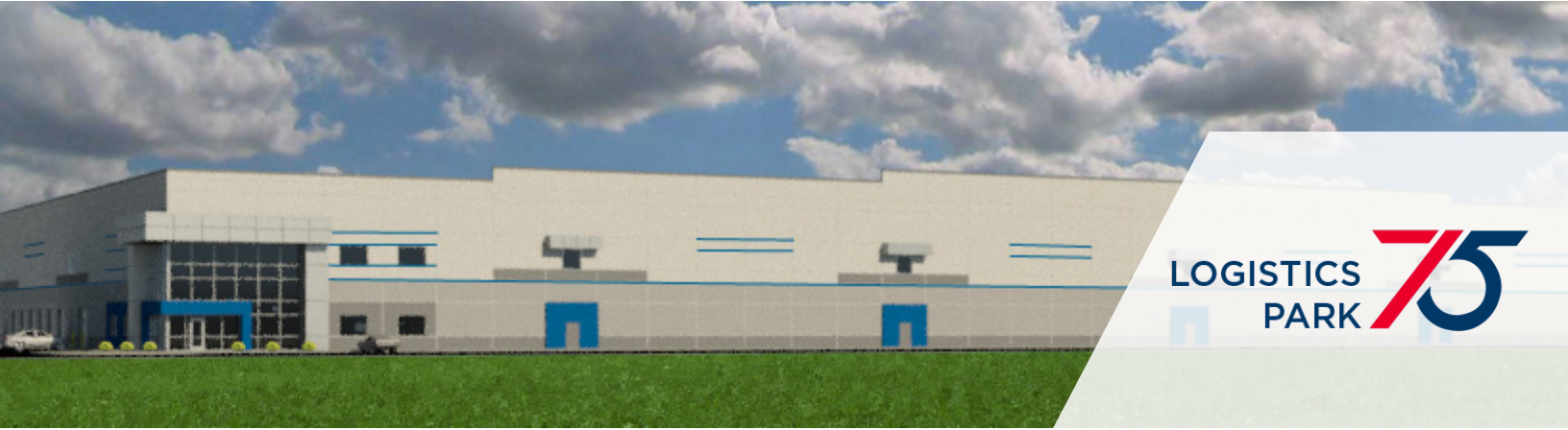
For more information, contact:

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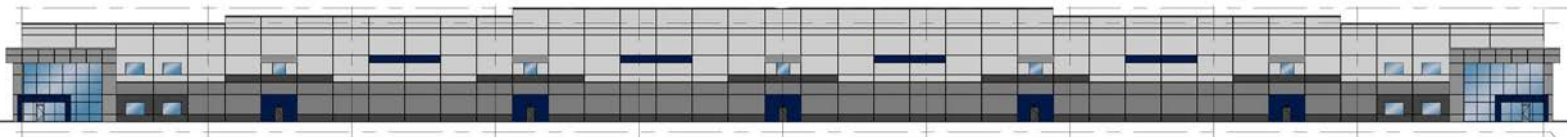


[www.cincy-industrial.com](http://www.cincy-industrial.com)



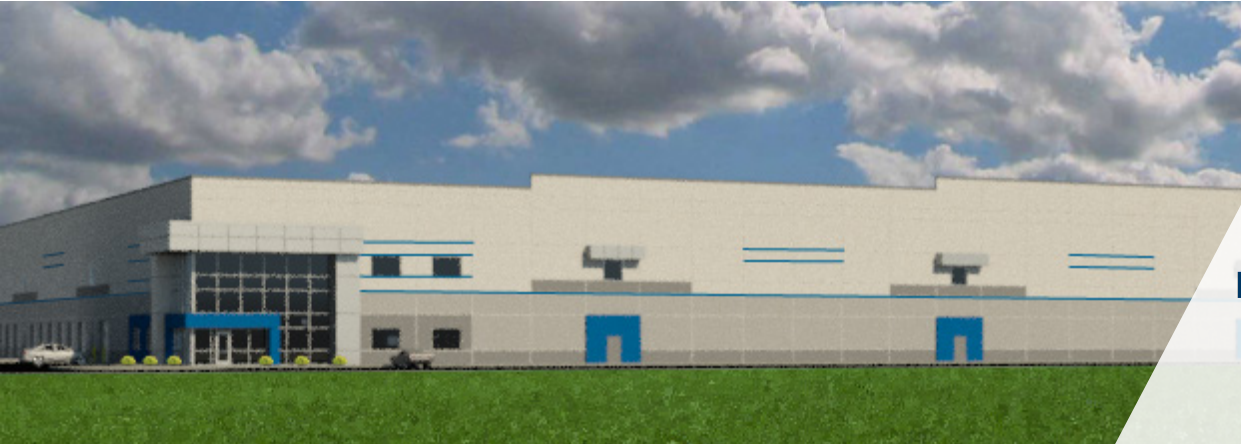
## PROPERTY FEATURES

<b>Location:</b>	Walton, KY - 20 miles south of Cincinnati, OH	<b>Bay Size:</b>	32,032 SF (Depth: 56' x 572')
<b>Building Size:</b>	896,896 SF (Divisible)	<b>Floors:</b>	7" unreinforced concrete
<b>Construction:</b>	Concrete Tilt-Up Construction	<b>Roof:</b>	Single-ply, 45 mil TPO
<b>Clear Height:</b>	36'	<b>Auto Parking:</b>	736 Spaces
<b>Jurisdiction:</b>	Kenton County, City of Walton	<b>Trailer Parking:</b>	214 Spaces
<b>Zoning:</b>	I-1, Light Industrial	<b>Lighting:</b>	LED
<b>Fire Suppression:</b>	ESFR	<b>HVAC:</b>	High Efficiency Natural Gas Fired Heaters
<b>Airport:</b>	Cincinnati/N. Kentucky International Airport is located 15 miles northwest via I-75/I275, CVG, DHL Supercargo, Prime Air Hubs	<b>Delivery:</b>	Q2 2019
<b>Dock Doors:</b>	150 (9'x10') Dock Doors 82 (9'x10) with Levelers	<b>ASKING RATE:</b>	<b>\$3.85/psf NNN</b>
<b>Drive-Ins:</b>	4 (12'x14')	<b>OPEX:</b>	<b>\$0.68/psf</b>
<b>Column Spacing:</b>	Speedbay: 56' x 70' Interior: 56' x 54' (Typical)		



Developed By:



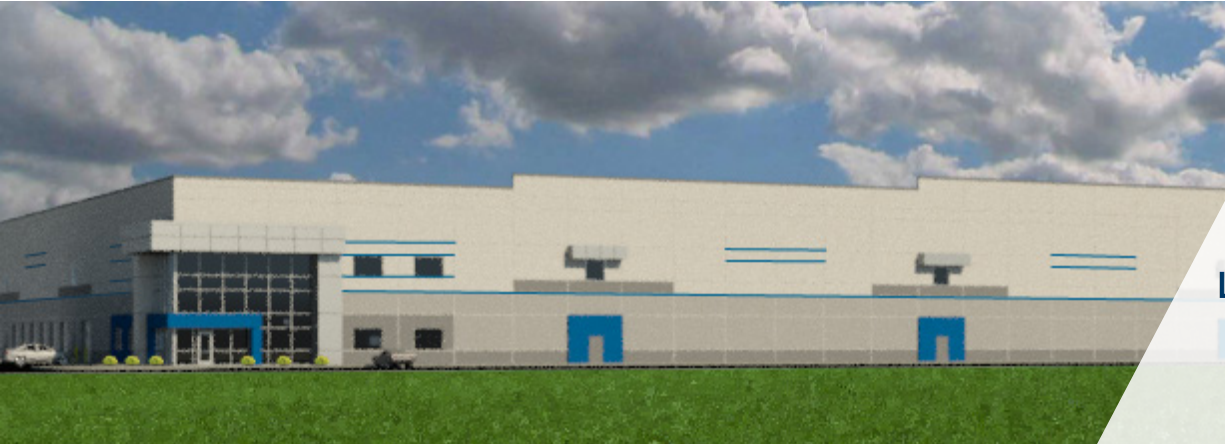


**SITE PLAN**



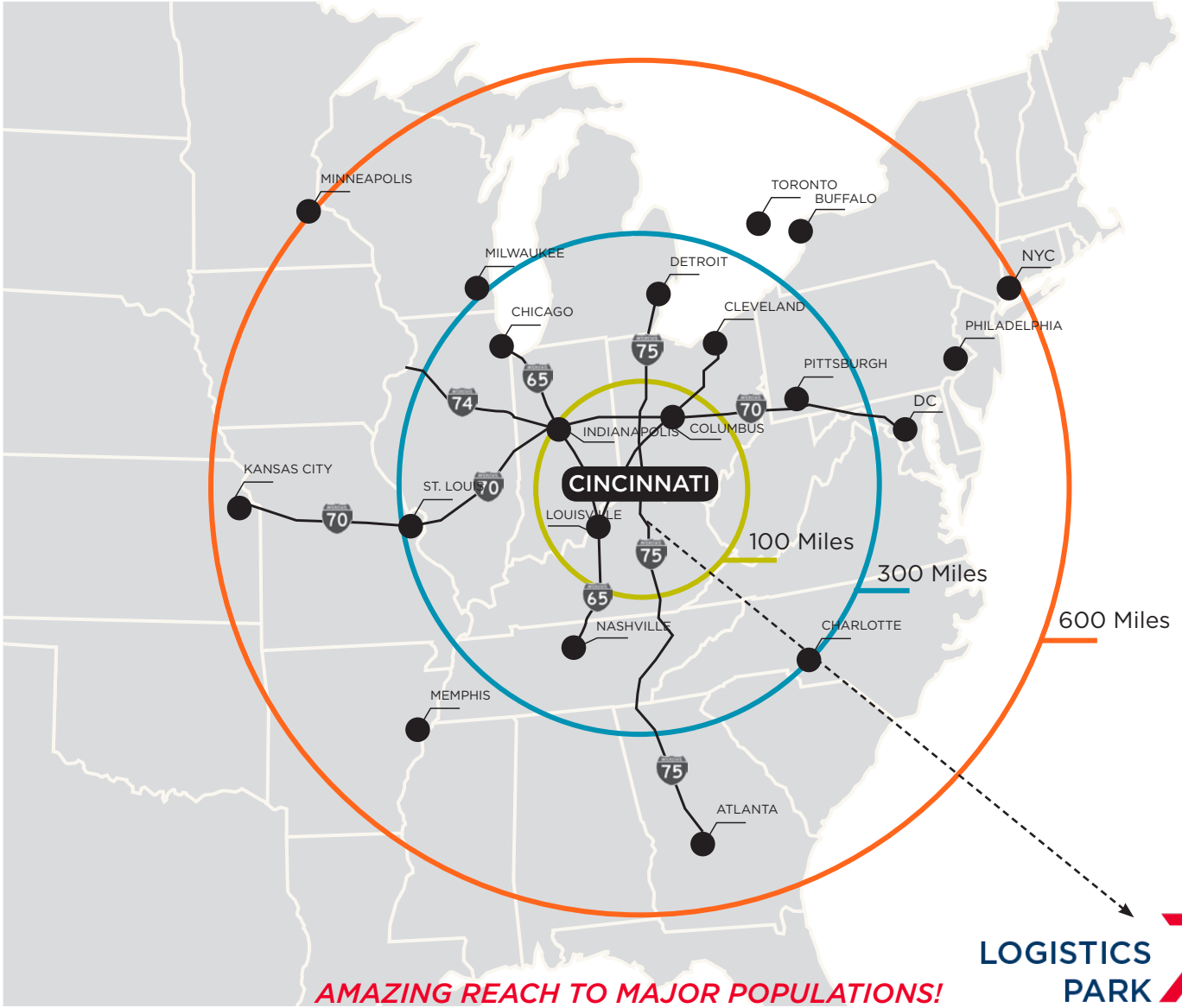
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**TRANSPORTATION**

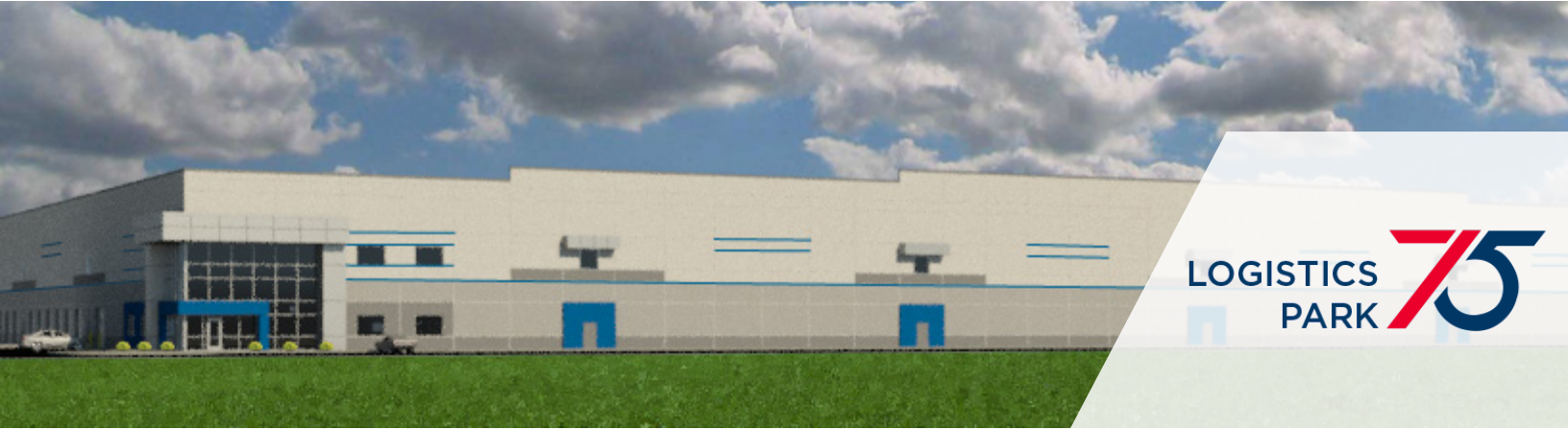


**AMAZING REACH TO MAJOR POPULATIONS!**

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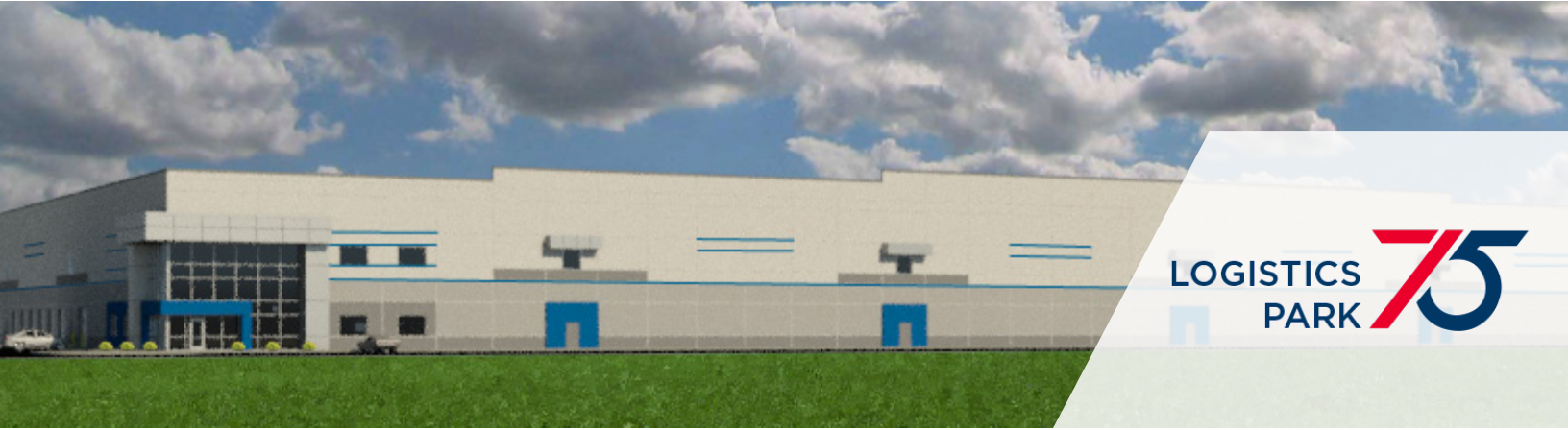
## DISTRIBUTION HUBS

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



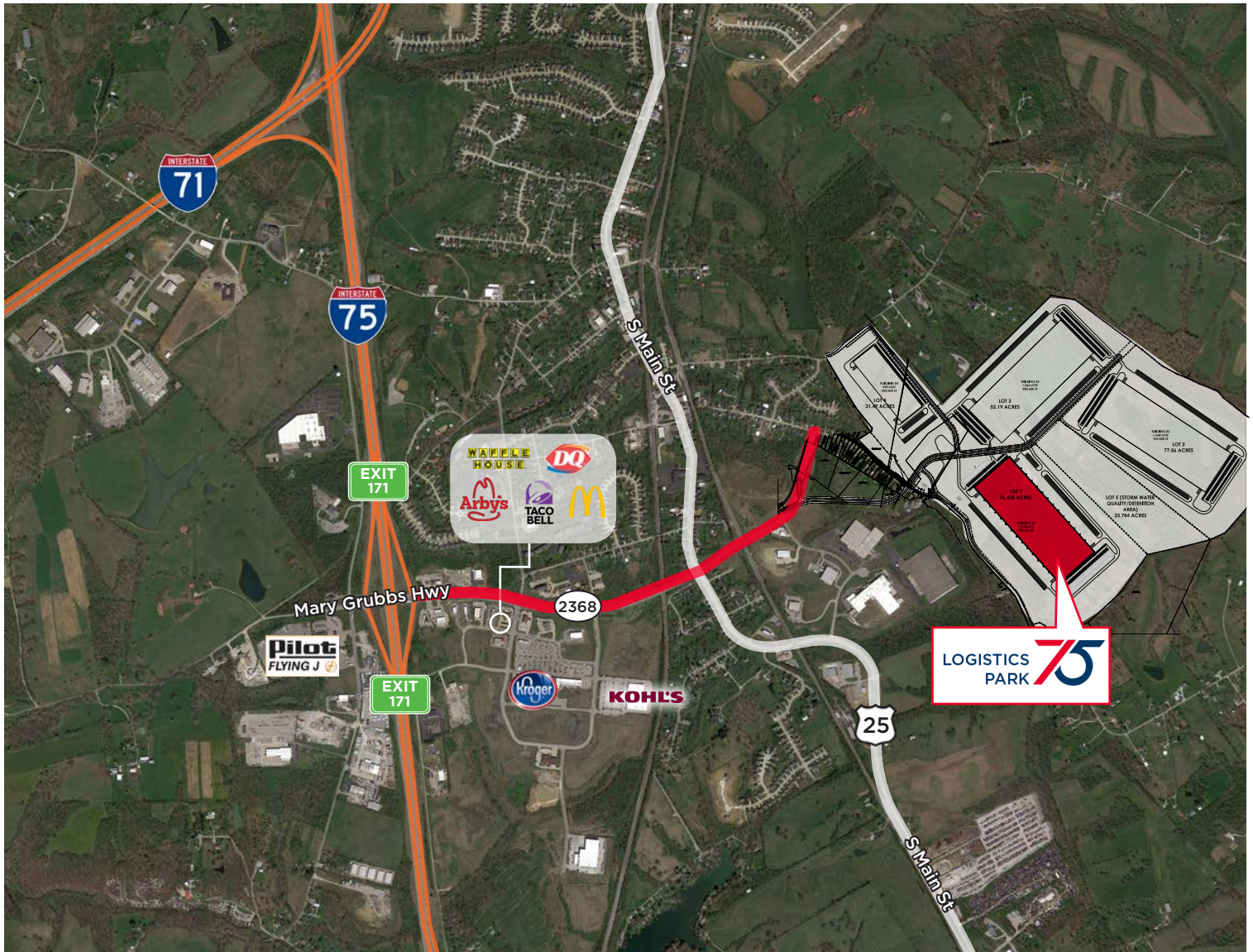
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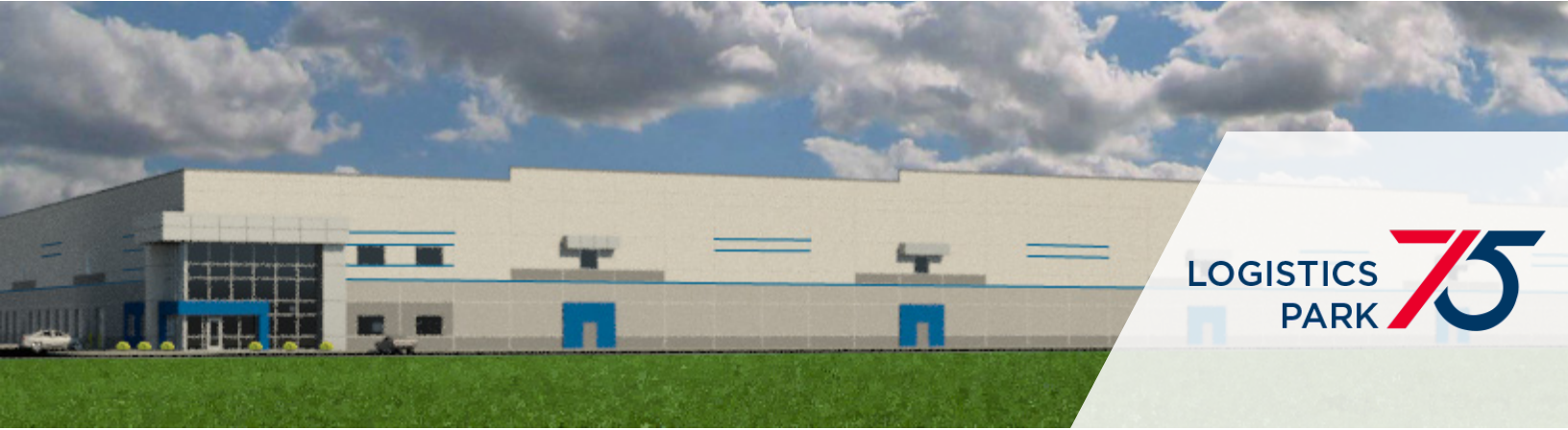
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FULLY CONSTRUCTED INTERCHANGE - DIRECT INTERSTATE ACCESS



Developed By:





# LOGISTICS PARK 75

JOIN THESE MAJOR CORPORATIONS!

**Logistics Park 75** is strategically located in Cincinnati, Ohio, near major transportation routes including I-75, I-71, I-471, and I-275. The map highlights the proximity to the Cincinnati CBD and CVG Cincinnati/Northern Kentucky International Airport. A red location pin marks the site near Exit 171.

**Major Corporations and Partners:**

- UPS, FedEx, Groupon, SunChemical, CEVA
- DHL, Wayfair, overstock.com, 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
- UPS, L'ORÉAL
- Autotec (Douglas Autotech Corp)

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