



# AIRPARK <sup>237</sup> LOGISTICS

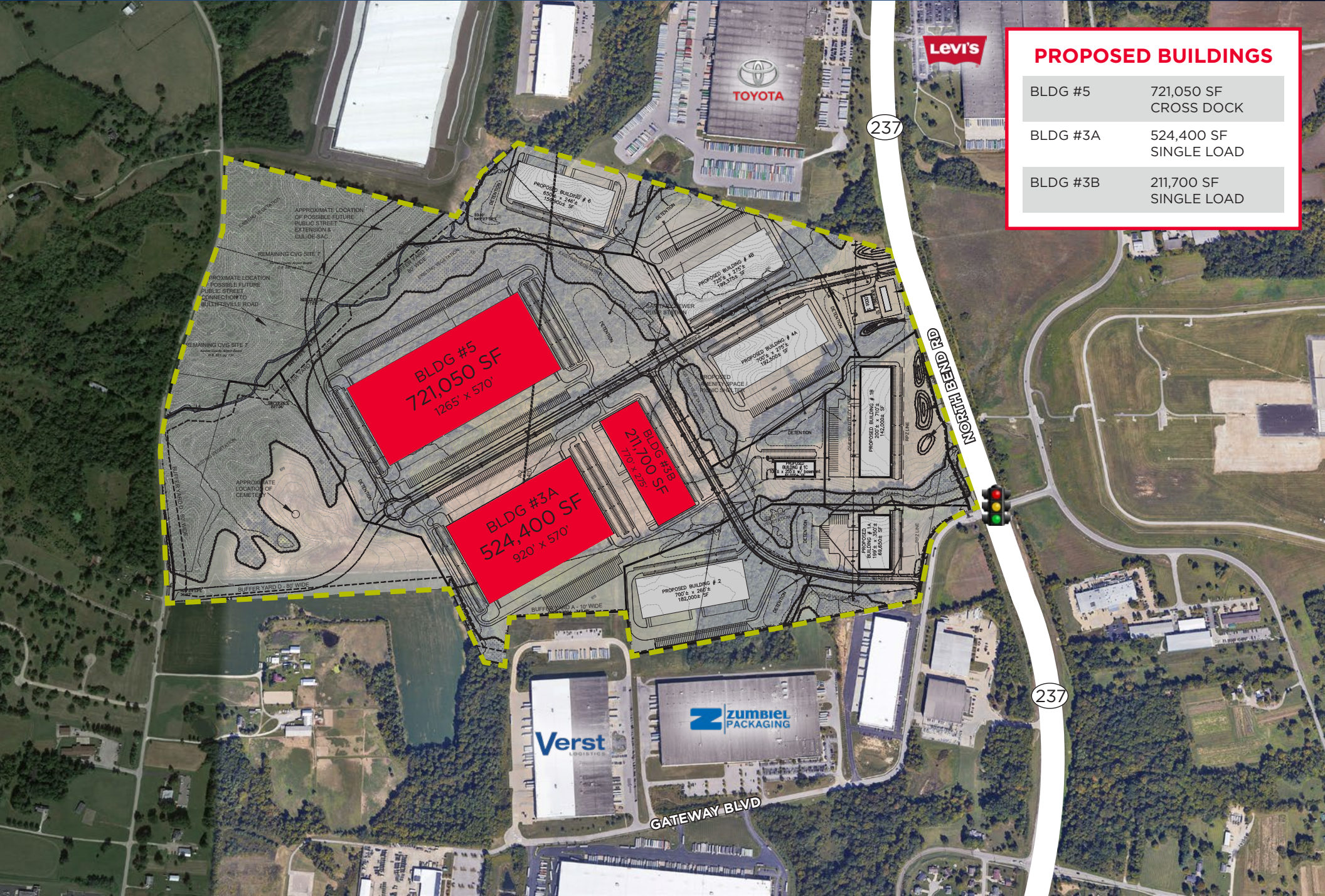
**NOW PRE-LEASING!**

±100,000 - 700,000 SF  
CLASS A MODERN BULK DISTRIBUTION

**HEMMER**  
Your Building Partner

 **CUSHMAN &  
WAKEFIELD**

# SITE PLAN CONCEPT



## PROPOSED BUILDINGS

|          |                           |
|----------|---------------------------|
| BLDG #5  | 721,050 SF<br>CROSS DOCK  |
| BLDG #3A | 524,400 SF<br>SINGLE LOAD |
| BLDG #3B | 211,700 SF<br>SINGLE LOAD |

**BLDG #5**  
721,050 SF  
1265' x 570'

**BLDG #3A**  
524,400 SF  
920' x 570'

**BLDG #3B**  
211,700 SF  
700' x 292'

Verst

Zumbiel  
PACKAGING

TOYOTA

Levi's

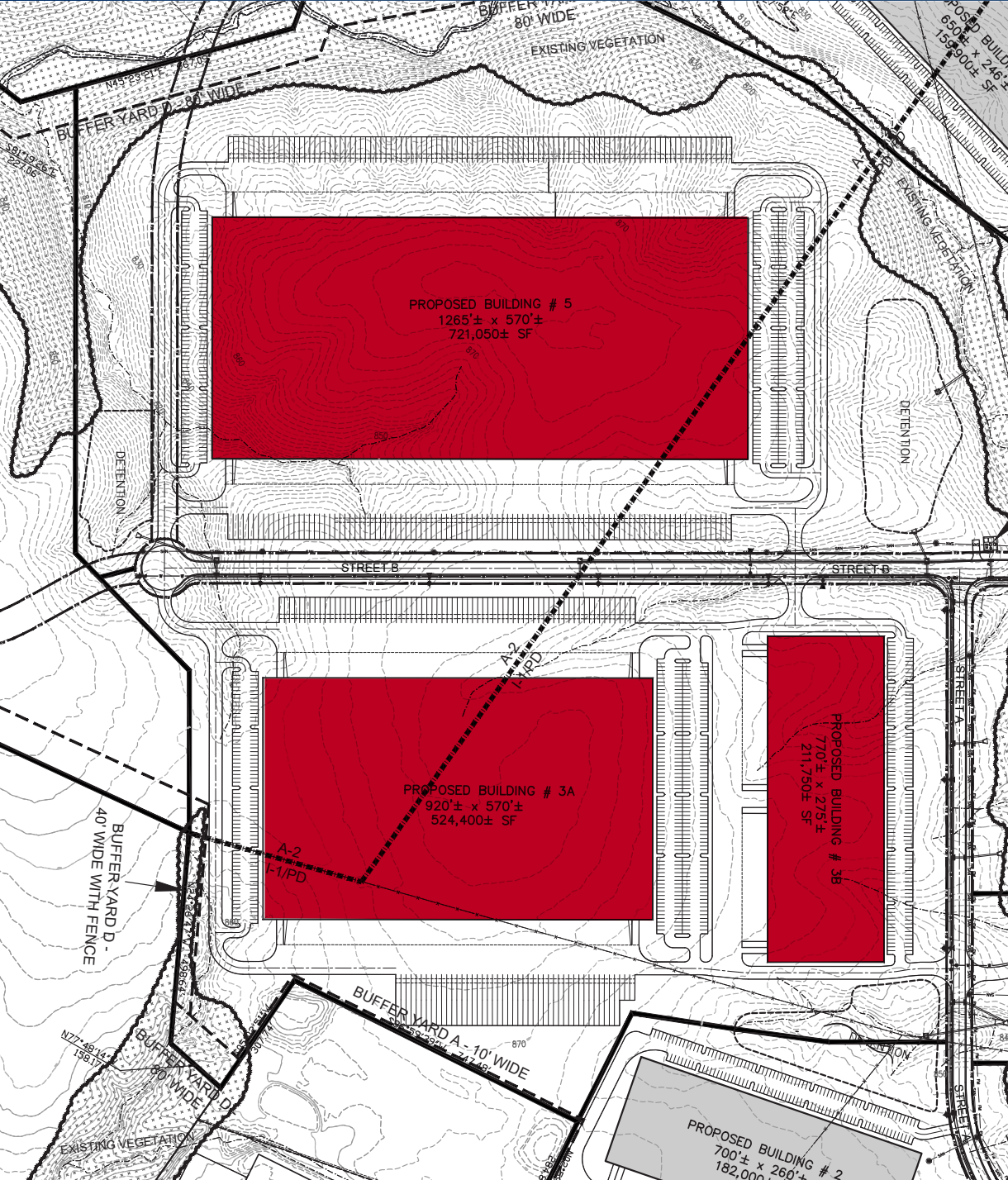
237

237

NORLINE HWY

GATEWAY BLVD

# SITE PLAN CONCEPT



|                         |                                                                                                              |
|-------------------------|--------------------------------------------------------------------------------------------------------------|
| <b>LOCATION</b>         | Hebron, KY (Unincorporated Boone County)                                                                     |
| <b>BUILDING SIZES</b>   | Bldg 5: 721,050 SF (1,265' x 570')<br>Bldg 3A: 524,400 SF (920' x 570')<br>Bldg 3B: 211,750 SF (770' x 275') |
| <b>YEAR BUILT</b>       | 2024 - 2025 Delivery                                                                                         |
| <b>CONSTRUCTION</b>     | Concrete Pre-cast; interior walls painted white                                                              |
| <b>CLEAR HEIGHT</b>     | 36' - 40'                                                                                                    |
| <b>ROOF</b>             | Single-ply, 45 mil TPO, R20 insulation, interior roof deck primed white                                      |
| <b>LIGHTING</b>         | LED and clerestory windows                                                                                   |
| <b>ELECTRIC</b>         | TBD                                                                                                          |
| <b>HVAC</b>             | High efficiency gas 80/20 ERU units                                                                          |
| <b>FIRE SUPPRESSION</b> | ESFR                                                                                                         |
| <b>FLOORS</b>           | 7" unreinforced concrete                                                                                     |
| <b>BAY SIZE</b>         | TBD                                                                                                          |
| <b>COLUMN SPACING</b>   | TBD                                                                                                          |
| <b>DOCK DOORS</b>       | TBD 9'x10' with levelers, seals and bumpers                                                                  |
| <b>DRIVE-IN DOORS</b>   | TBD                                                                                                          |
| <b>TRUCK COURT</b>      | 185' Total; 60' Concrete apron                                                                               |
| <b>PARKING</b>          | Varies per building                                                                                          |
| <b>ELECTRIC/GAS</b>     | <a href="http://www.duke-energy.com">www.duke-energy.com</a>                                                 |
| <b>WATER</b>            | <a href="http://www.nkywater.org">www.nkywater.org</a>                                                       |
| <b>SEWER</b>            | <a href="http://www.sd1.org">www.sd1.org</a>                                                                 |
| <b>ZONING</b>           | I-1, Light Industrial                                                                                        |

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# CROSS DOCK ELEVATION



1A WEST ELEVATION - PARTIAL  
A201 1" = 30'-0"

TYPICAL CORNER RENDERING  
12" = 1'-0"



1B WEST ELEVATION - PARTIAL  
A201 1" = 30'-0"



2 SOUTH ELEVATION  
A201 1" = 30'-0"



3A EAST ELEVATION - PARTIAL  
A201 1" = 30'-0"

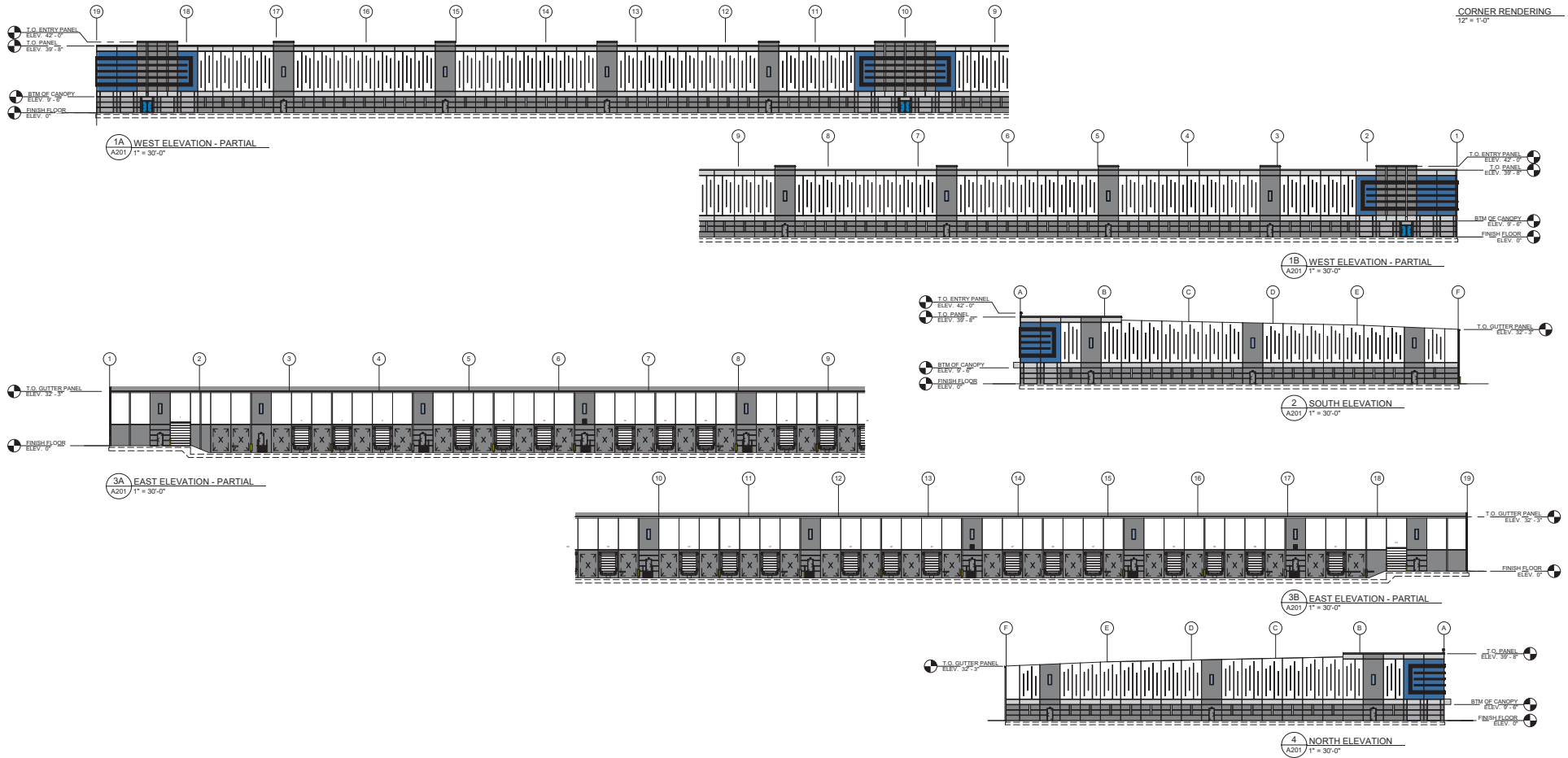


3B EAST ELEVATION - PARTIAL  
A201 1" = 30'-0"



4 NORTH ELEVATION  
A201 1" = 30'-0"

# REAR LOAD ELEVATION



# LOCATION





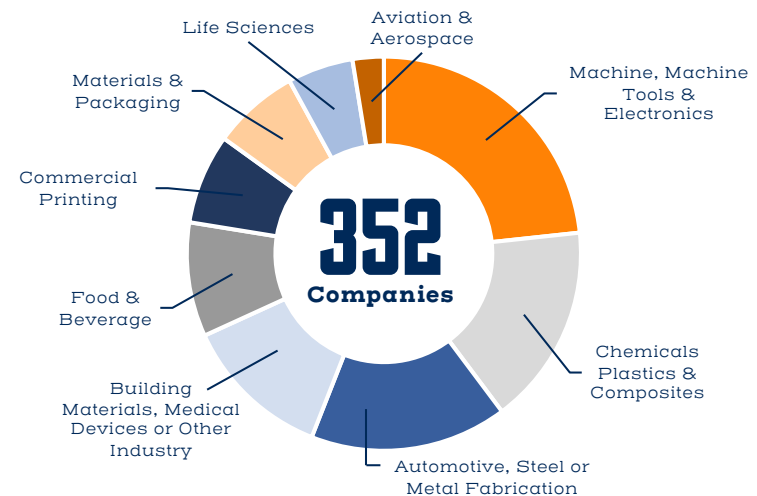
# #2

Kentucky ranks 2nd in the nation in total air cargo shipments.

Kentucky is home to UPS World Port, DHL Americas Hub, Amazon Air Global Port and several large FedEx Ground hubs throughout the state.

Products manufactured in Kentucky can get anywhere in the world virtually overnight.

### Northern Kentucky Advanced Manufacturing Companies by Sector



One day drive to 60% of the U.S. Population



**1.5M** Adults within 24 minute commute



**#1**  
Fastest Growing Region in KY



**(2)**  
Air Cargo Hubs at CVG



**#1**  
Best City for College Graduates



**(5)**  
Fortune 500 Companies in Region



**3.5%**  
Unemployment Rate



**\$97k**  
Median HH Income in 5 mile Radius



**(5)**  
Interstates in the region

**7th** Largest Cargo Airport in North America



**Downtown Cincinnati**  
15 Minutes



**Downtown Dayton**  
60 Minutes



**Downtown Lexington**  
75 Minutes



**Downtown Louisville**  
95 Minutes





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