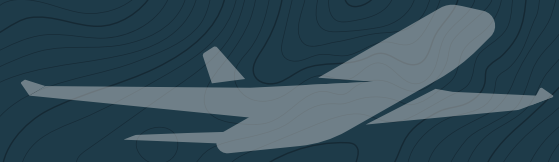


**NOW PRE-LEASING!**

CLASS A AIR CARGO FACILITY  
AT CVG INTERNATIONAL AIRPORT

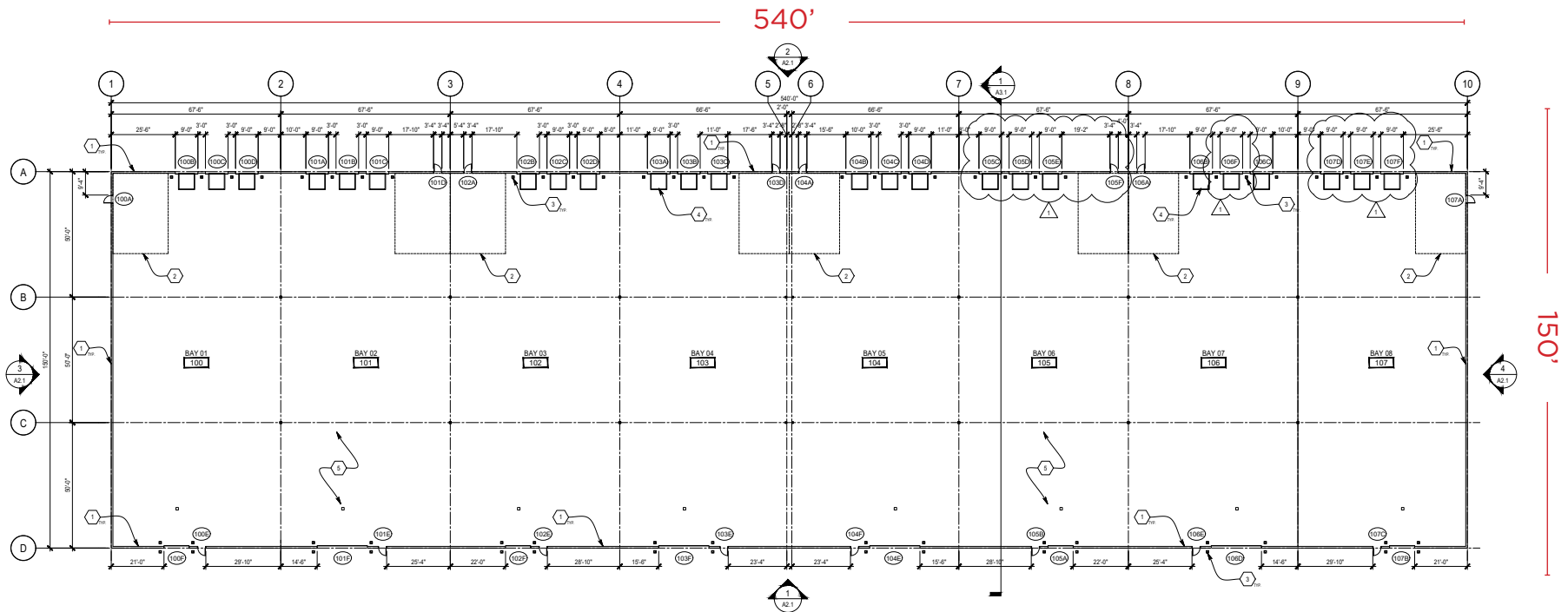
*Cold Chain, Freezer, Cooler, Climate-Controlled Available*



**81,000± TOTAL SF**



# DOCK HIGH LOADING



# GRADE-LEVEL ON TARMAC

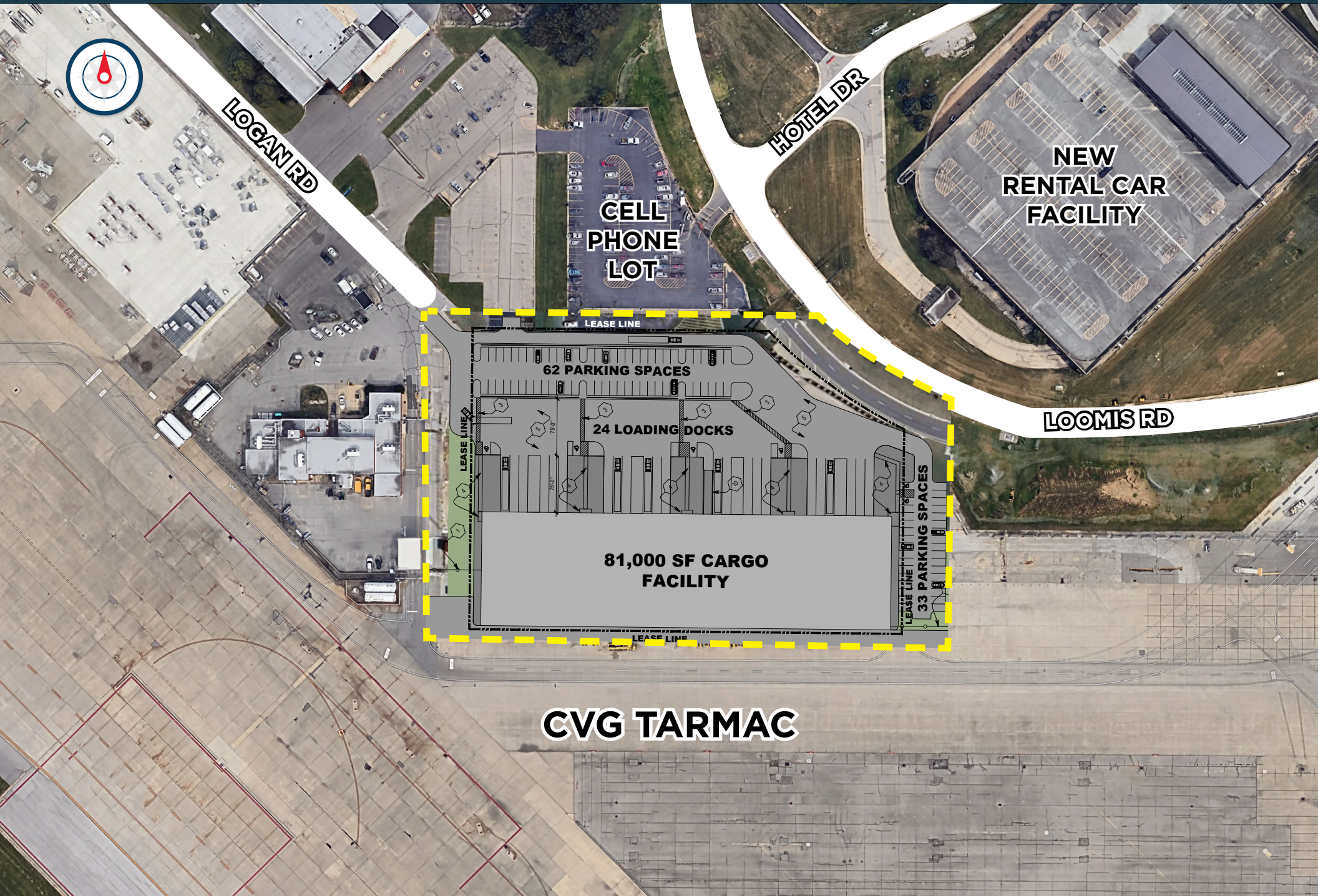


## PROPOSED SPECS

<b>COMPLETION</b>	Q1 2025	<b>HVAC</b>	Combo of gas fired unit heaters & large ceiling fans
<b>LOCATION</b>	Hebron, KY (Unincorporated Boone County)	<b>FIRE SUPPRESSION</b>	Wet pipe ESFR sprinklers
<b>BUILDING SIZE</b>	81,000 SF (10,125 SF Bay Size)	<b>FLOORS</b>	7.5" reinforced concrete
<b>ACRES</b>	4.5 Acres	<b>DOCK DOORS</b>	(11) 9'x10', (6) 9' x 12', (7) Knock-outs Levelers, seals/bumpers
<b>YEAR BUILT</b>	Q1 - 2025 Delivery	<b>DRIVE-IN DOORS</b>	(4) 20'W x 14'H (4) 10'W x 12' L
<b>CONSTRUCTION</b>	Concrete Pre-cast; bar joists, & metal decking	<b>ELECTRIC/GAS</b>	<a href="http://www.duke-energy.com">www.duke-energy.com</a>
<b>CLEAR HEIGHT</b>	30'	<b>WATER</b>	<a href="http://www.nkywater.org">www.nkywater.org</a>
<b>ROOF</b>	Insulated TPO roofing	<b>SEWER</b>	<a href="http://www.sd1.org">www.sd1.org</a>
<b>LIGHTING</b>	LED lighting w/ occupancy sensors	<b>ZONING</b>	I-1, Light Industrial
<b>ELECTRIC</b>	480/277-volt, 3-phase service w/ 120/208-volt transformers	<b>PARKING</b>	95 Auto Spaces



# SITE PLAN



LOGAN RD

HOTEL DR

NEW RENTAL CAR FACILITY

CELL PHONE LOT

LEASE LINE

62 PARKING SPACES

24 LOADING DOCKS

81,000 SF CARGO FACILITY

LEASE LINE

33 PARKING SPACES

LOOMIS RD

CVG TARMAC



# PROXIMITY TO IT ALL

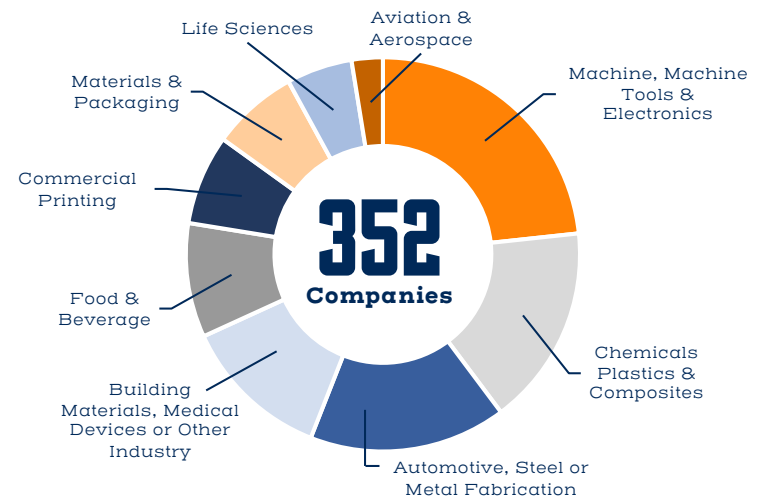




# WHERE LOCATION MEETS OPPORTUNITY



**Northern Kentucky Advanced Manufacturing Companies by Sector**



# #2

Kentucky ranks 2nd in the nation and 14th largest in the world in total air cargo shipments.



# CVG

**7<sup>th</sup>** LARGEST & FASTEST  
GROWING CARGO AIRPORT  
IN NORTH AMERICA

**14<sup>th</sup>** RANKED IN THE TOP 20  
CARGO AIRPORTS IN THE  
WORLD

The Cincinnati/Northern Kentucky International Airport is the 6th busiest airport in the United States by cargo traffic and serves 7-9 million passengers annually.

- Over 50 nonstop destinations, including 38 of the top 40 U.S. markets
- 4 runways, 24/7 ATCT and Customs Availability, CAT III Runways, ARFF Index C, Widebody MRO Facilities on Airport
- 7th largest cargo airport in North America and 14th largest globally

The Cincinnati/Northern Kentucky International Airport is a global hub for the following:



CVG  
**INTERNATIONAL  
AIRPORT**



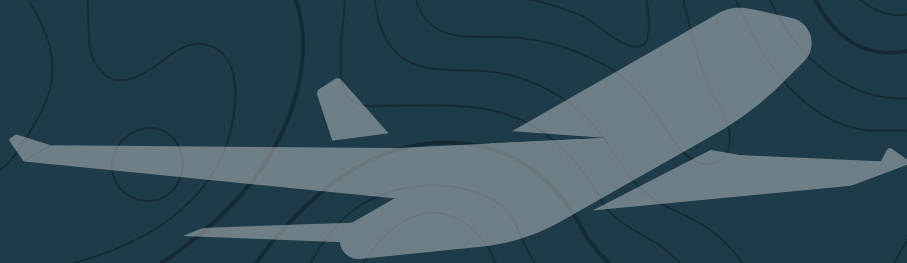


# GROUND TRANSPORTATION

Located within a one-day drive of the majority of the east coast, from Minneapolis all the way to Atlanta.

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.



For more information, contact:

**Jeff Bender, SIOR, CCIM**  
Executive Vice Chair  
+1 513 763 3046  
[jeff.bender@cushwake.com](mailto:jeff.bender@cushwake.com)

**Seattle Stein**  
Director  
+1 513 763 3027  
[seattle.stein@cushwake.com](mailto:seattle.stein@cushwake.com)

**Kent Hindes**  
Managing Director  
+1 909 942 4654  
[kent.hindes@cushwake.com](mailto:kent.hindes@cushwake.com)

©2023 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.