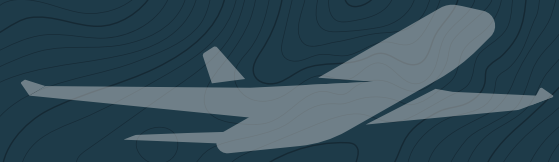


NOW PRE-LEASING!

CLASS A AIR CARGO FACILITY
AT CVG INTERNATIONAL AIRPORT

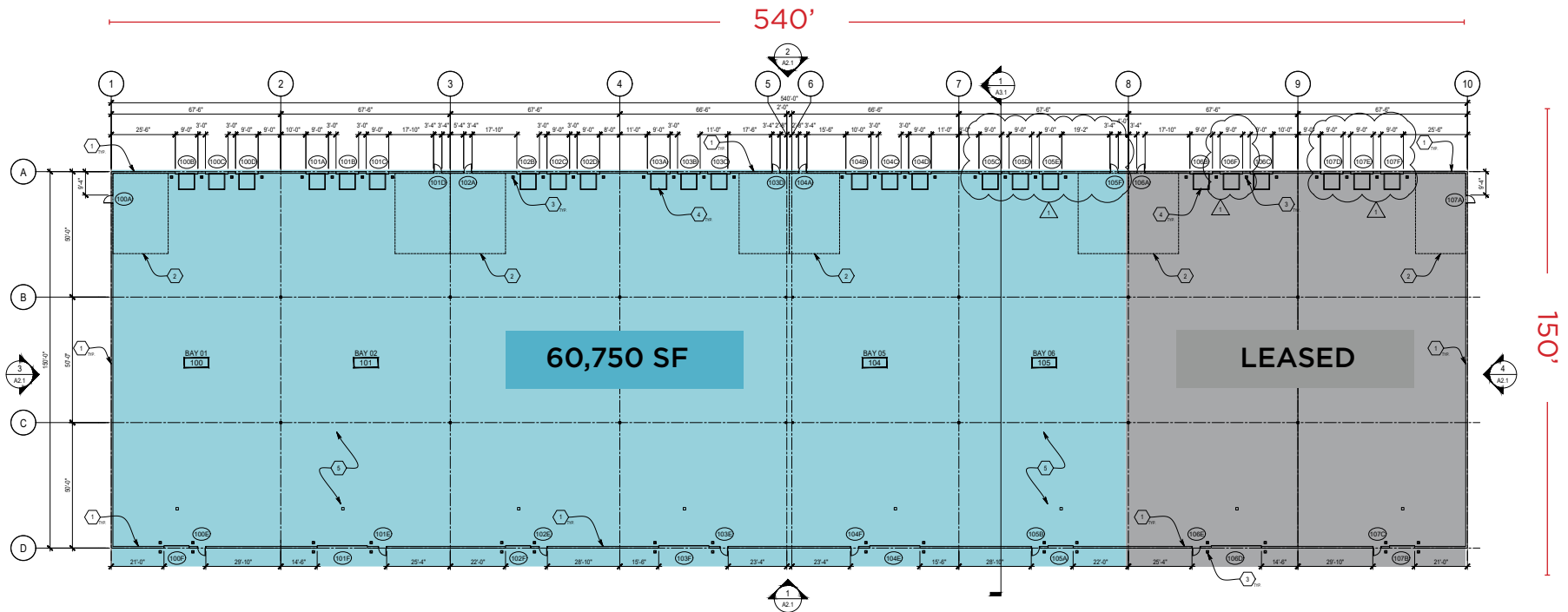
Cold Chain, Freezer, Cooler, Climate-Controlled Available



60,750 SF AVAILABLE



DOCK HIGH LOADING



GRADE-LEVEL ON TARMAC



PROPOSED SPECS

COMPLETION	Q1 2025	HVAC	Combo of gas fired unit heaters & large ceiling fans
LOCATION	Hebron, KY (Unincorporated Boone County)	FIRE SUPPRESSION	Wet pipe ESFR sprinklers
BUILDING SIZE	81,000 SF (10,125 SF Bay Size)	FLOORS	7.5" reinforced concrete
AVAILABLE SIZE	60,750 SF	DOCK DOORS	(18) 9'x10 Levelers, seals/bumpers
ACRES	4.5 Acres	DRIVE-IN DOORS	(3) 20'W x 14'H (3) 10'W x 12' L
YEAR BUILT	Q1 - 2025 Delivery	ELECTRIC/GAS	www.duke-energy.com
CONSTRUCTION	Concrete Pre-cast; bar joists, & metal decking	WATER	www.nkywater.org
CLEAR HEIGHT	30'	SEWER	www.sd1.org
ROOF	Insulated TPO roofing	ZONING	I-1, Light Industrial
LIGHTING	LED lighting w/ occupancy sensors	PARKING	95 Auto Spaces
ELECTRIC	480/277-volt, 3-phase service w/ 120/208-volt transformers		



SITE PLAN



LOGAN RD

HOTEL DR

CELL
PHONE
LOT

NEW
RENTAL CAR
FACILITY

LOOMIS RD

CVG TARMAC

60,750 SF
AVAILABLE

LEASED

62 PARKING SPACES

24 LOADING DOCKS

33 PARKING SPACES

LEASE LINE

LEASE LINE

LEASE LINE

LEASE LINE



PROXIMITY TO IT ALL

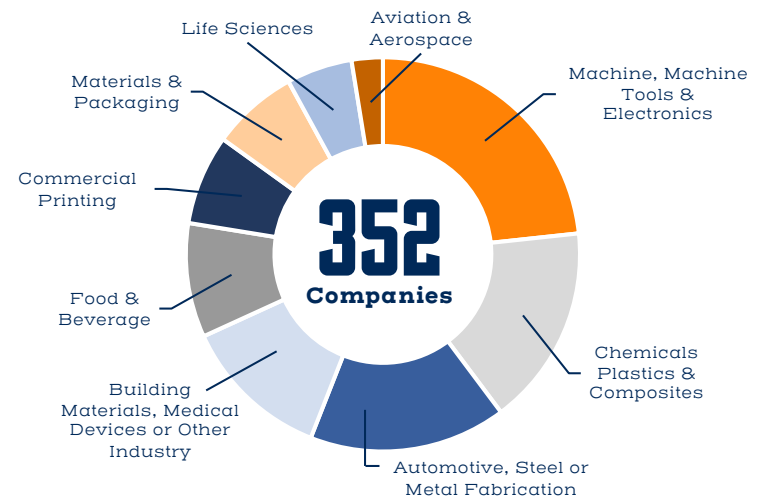




WHERE LOCATION MEETS OPPORTUNITY



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



CVG INTERNATIONAL AIRPORT

7th LARGEST & FASTEST
GROWING CARGO AIRPORT
IN NORTH AMERICA

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

14th RANKED IN THE TOP 20
CARGO AIRPORTS IN THE
WORLD

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



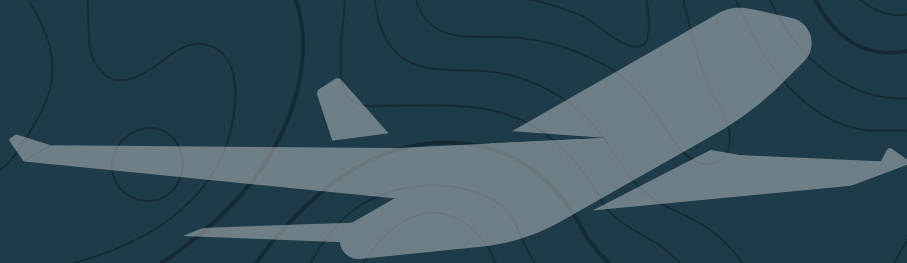


GROUND TRANSPORTATION

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:

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