



For Lease: Ellis Road Industrial

1745 Arbor Tech Dr, Hebron, KY

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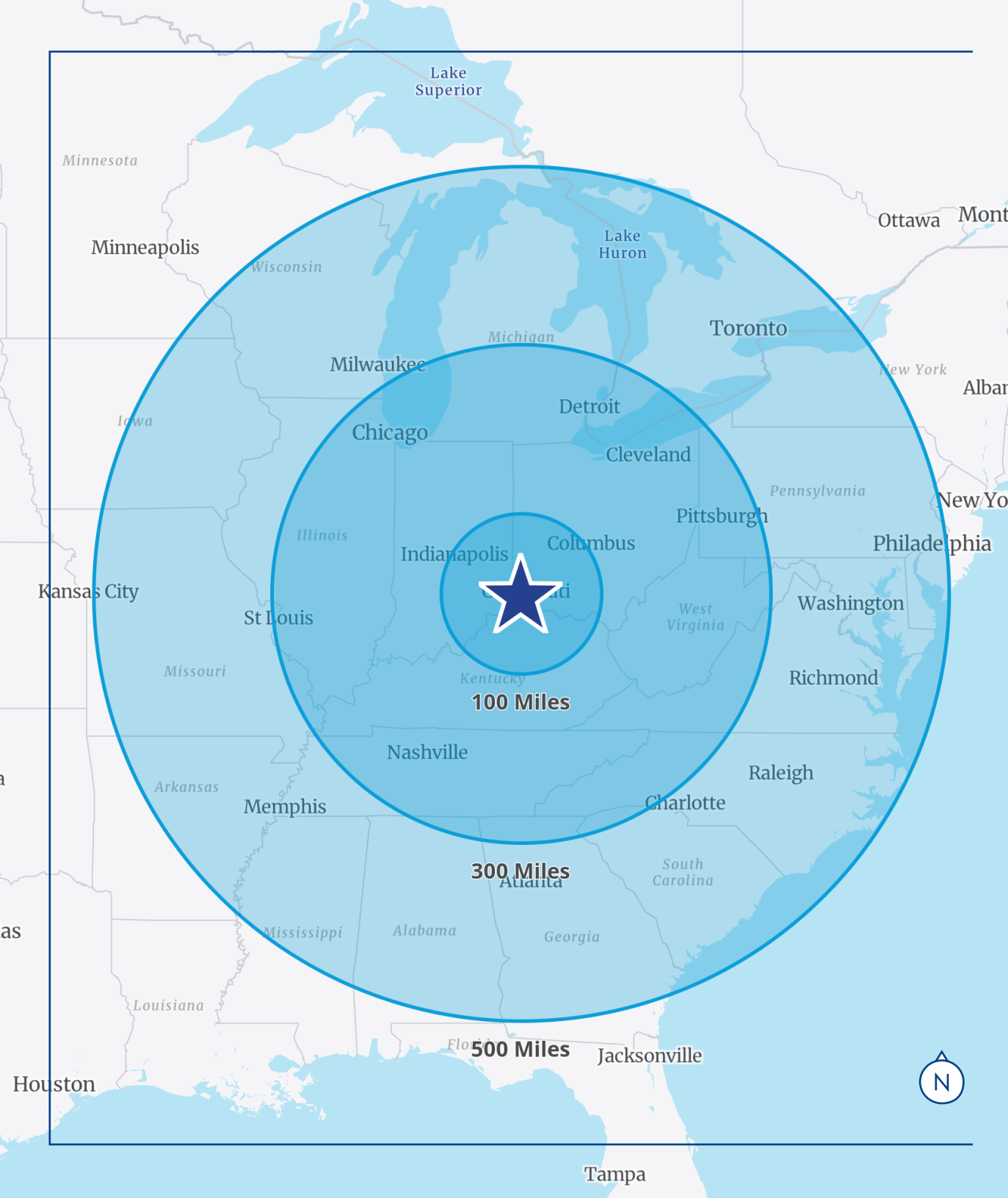


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Property Highlights

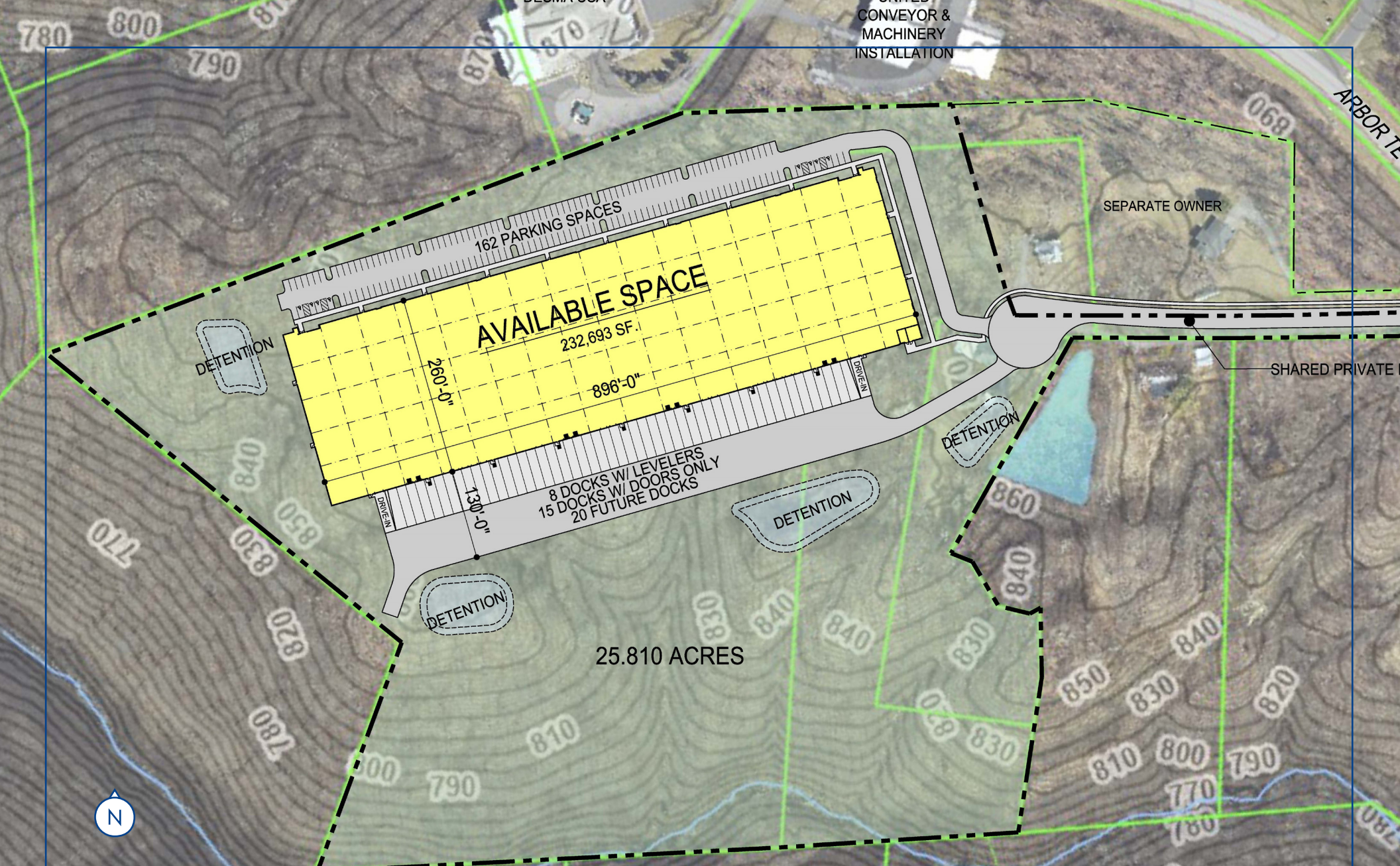
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|---------------------|---|
| Total SF | 232,693 SF |
| Office SF | 1,500 SF |
| Building Dimensions | 896' x 260' |
| Acres | 25.8 acres |
| Completion | Q4 2023 |
| Construction | Concrete tilt-up |
| Clear Height | 32' |
| Column Spacing | 56' x 50'; 56' x 60' speed bay |
| Dock Doors | 23 (8 with mechanical pit levelers) (20 knockouts available) |
| Drive-in Doors | 2 |
| Lighting | LED (1 fixture per bay throughout warehouse) |
| HVAC | Warehouse: Heating only Office: RTU |
| Sprinkler | ESFR |
| Roofing | 45-mil TPO membrane |
| Power | 240/480V; 3-phase; 3,000 amps |
| Parking | 153 auto |
| Zoning | I1/CD |
| Highway Distance | Less than 0.7 miles to I-75 |
| Electric | Owen Electric Cooperative |
| Gas | Duke Energy |
| Water | Boone County Water District |
| Sewer | Sanitation District #1 |





Location

- Boone County, KY is in the heart of Greater Cincinnati's logistics corridor
 - Boone County is the one of the fastest growing counties in the state of Kentucky for ten years running
 - Northern Kentucky is within a day's drive of two-thirds of the U.S. population—Kentucky is located at the center of a 34-state distribution area in the eastern United States
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- Within minutes to four interstate highways: I-75, I-71, I-74 & I-275
 - Proximity to Cincinnati Northern Kentucky International Airport
 - Bus transportation at park entrance
 - Proximity to Distribution Hubs:
 - DHL Super Cargo (9 mins/5 miles)
 - Amazon – Prime Air CVG Airport (7 mins/4 miles)
 - FedEx Ground Hub – Independence (21 mins/16 miles)
 - UPS Air Hub – Louisville (1 hr 44 mins/108 miles)
 - FedEx Smart Post – Grove City (2 hrs/116 miles)
 - Automotive & E-commerce Corridors



CONVEYOR &
MACHINERY
INSTALLATION

SEPARATE OWNER

SHARED PRIVATE

25.810 ACRES

AVAILABLE SPACE
232,693 SF

162 PARKING SPACES

8 DOCKS W/ LEVELERS
15 DOCKS W/ DOORS ONLY
20 FUTURE DOCKS

DETENTION

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