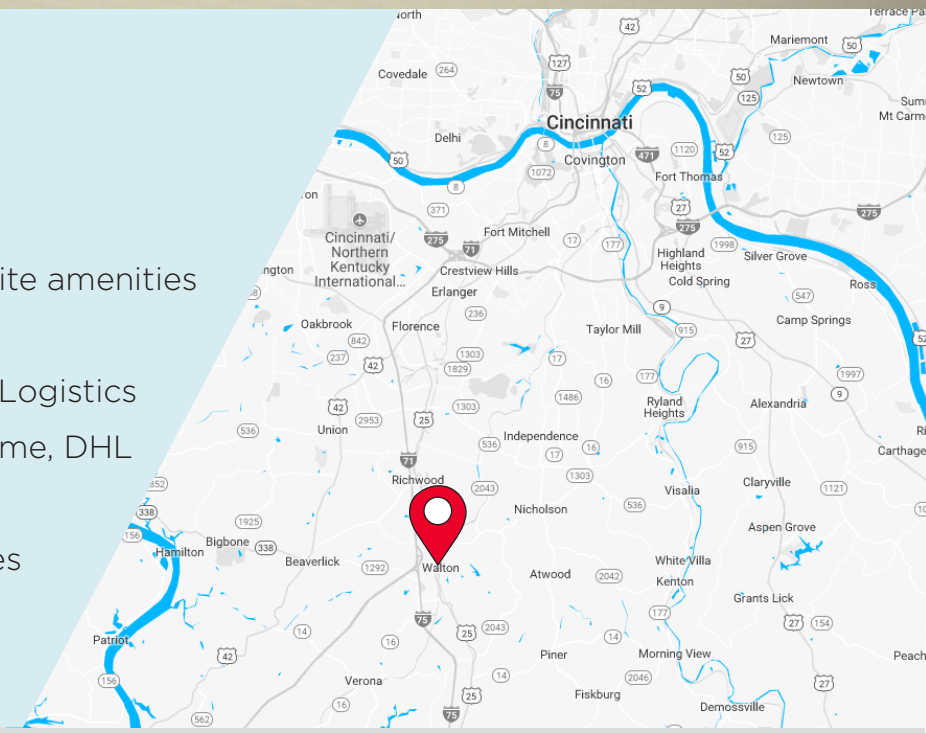
BUILDING 1
WALTON, KENTUCKY

890,0003 SF
WAREHOUSE FOR LEASE

- 290-acre master planned park
- Labor-focused development with site amenities to attract and keep work force
- Located in the heart of Kentucky's Logistics cooridor - UPS, FedEx, Amazon Prime, DHL
- Top of market building design
- Easy access to I-75 and only 15 miles from the CVG International Airport



For more information, contact:

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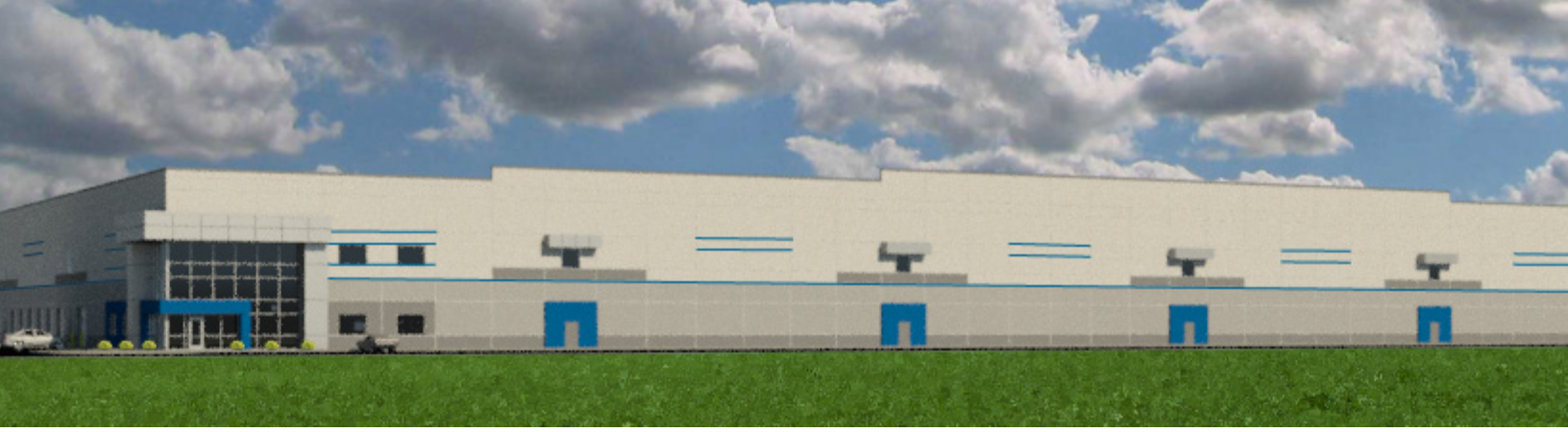
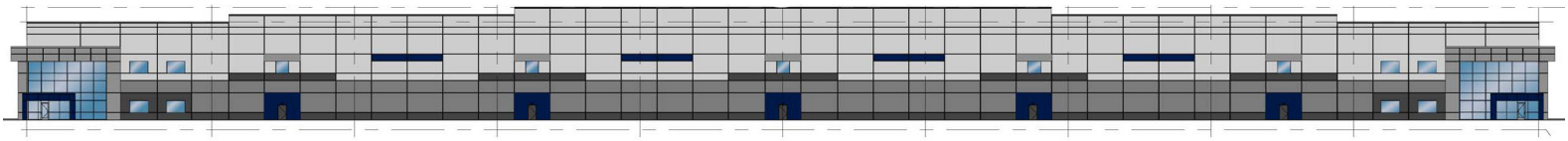


Location:	Walton, KY - 20 miles south of Cincinnati, OH
Building Size:	890,000 SF (Divisible)
Construction:	Concrete Tilt-Up Construction
Clear Height:	32’
Jurisdiction:	Boone County
Zoning:	I-1, Light Industrial
Fire Suppression:	ESFR
Airport:	Cincinnati/N. Kentucky International Airport is located 15 miles northwest via I-75/I275, CVG, DHL, Amazon Prime Air
Dock Doors:	20 (9’x10’) Total (Expandable to 46 Total) 10 Doors Equipped with Levelers/Seals
Drive-Ins:	2 (12’x14’) Total (Expandable to 3)
Column Spacing:	Speedbay: 52’ x 60’ Interior: 52’ x 55’ (Typical)
Bay Size:	14,560 SF (Depth: 52’ x 280’)
Floors:	7” unreinforced concrete
Roof:	Single-ply, 45 mil TPO
Delivery:	Q4 2018
Lease Rate:	$4.45/sf NNN ($1.01/sf op exp)



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