

LOGISTICS PARK 75

RICHARD KNOCK MEMORIAL HWY, WALTON, KY



FOR LEASE OR BTS

LOTS 2 & 4: 150,000 - 1,000,000 SF
NEW MODERN BULK DISTRIBUTION BUILDINGS



FOR MORE INFORMATION, CONTACT

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PARK OVERVIEW

Logistics Park 75 (LP 75), a 272 acre master planned industrial park consisting of multiple buildings from 150,000 SF to 1,000,000 SF and located in the heart of the logistics corridor of Greater Cincinnati.

Located East of I-75 & I-71 with ease of access, LP 75 is just 15 miles South of CVG International Airport and other Logistic hubs: Amazon, DHL, UPS & FedEx.

Northern Kentucky is a one-day drive to the majority of the eastern U.S., from Minneapolis all the way through Atlanta to Southern Florida. Products manufactured in Kentucky can get anywhere in the world virtually overnight.

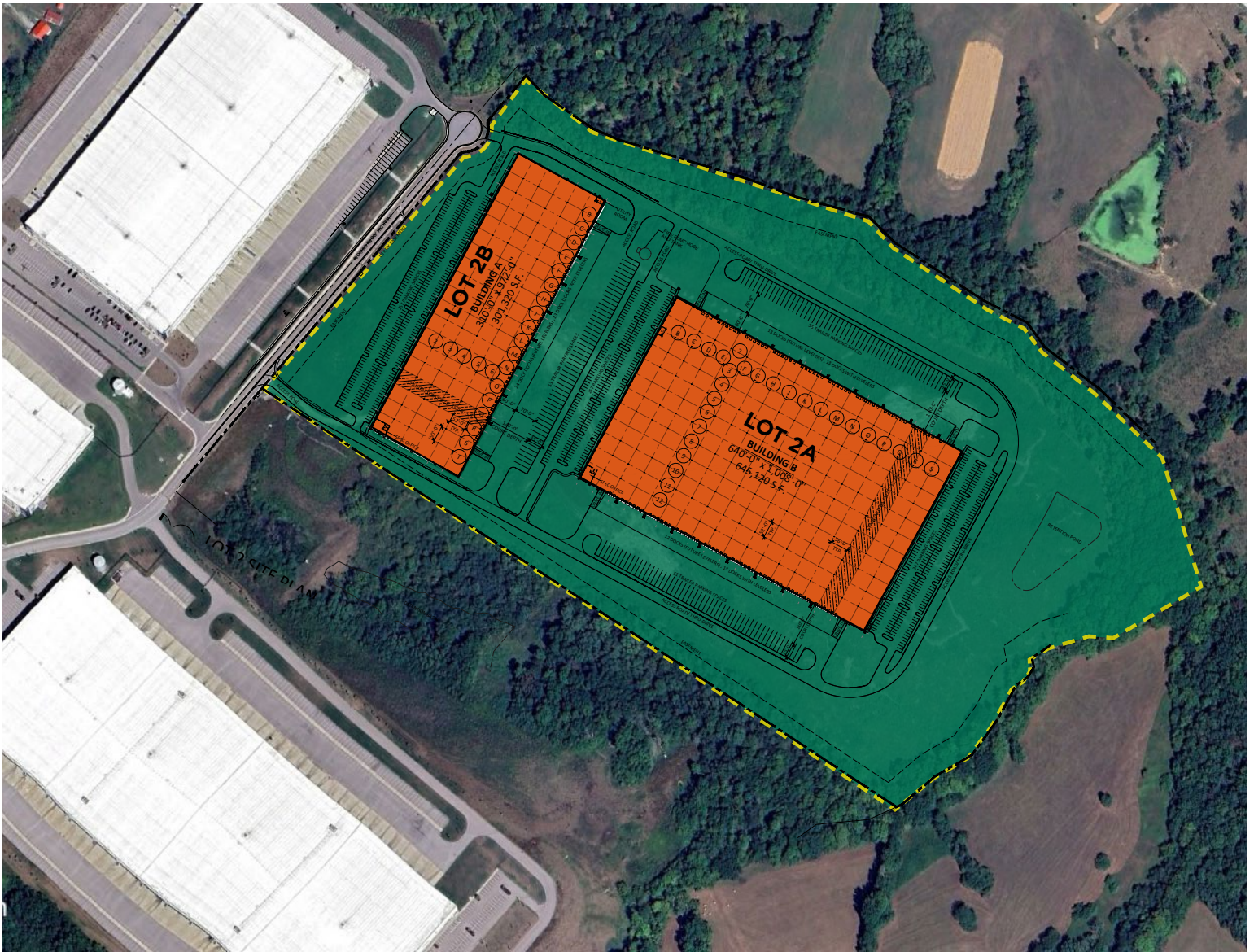
LOGISTICS PARK **75**



UP TO 680,000
SQ. FT.



113±
ACRES



KEY SPECIFICATIONS

Building 2A Size:	645,120 SF (640' x 1,008')
Construction:	Concrete Tilt-Up
Configuration:	Cross-Dock
Clear Height:	40'
Fire Suppression:	ESFR
Doors:	51 (9'x10') Docks; 4 (14'x16') Drive-Ins
Auto Parking:	396 Auto Spaces
Trailer Parking:	135 Trailer Stalls
Electric:	Duke Energy - 5 MVA Available

Building 2B Size:	301,320 SF (310' x 972')
Construction:	Concrete Tilt-Up
Configuration:	Rear-Load
Clear Height:	36'
Fire Suppression:	ESFR
Doors:	47 (9'x10') Docks; 2 (14'x16') Drive-Ins
Auto Parking:	323 Auto Spaces
Trailer Parking:	62 Trailer Stalls
Electric:	Duke Energy - 5 MVA Available

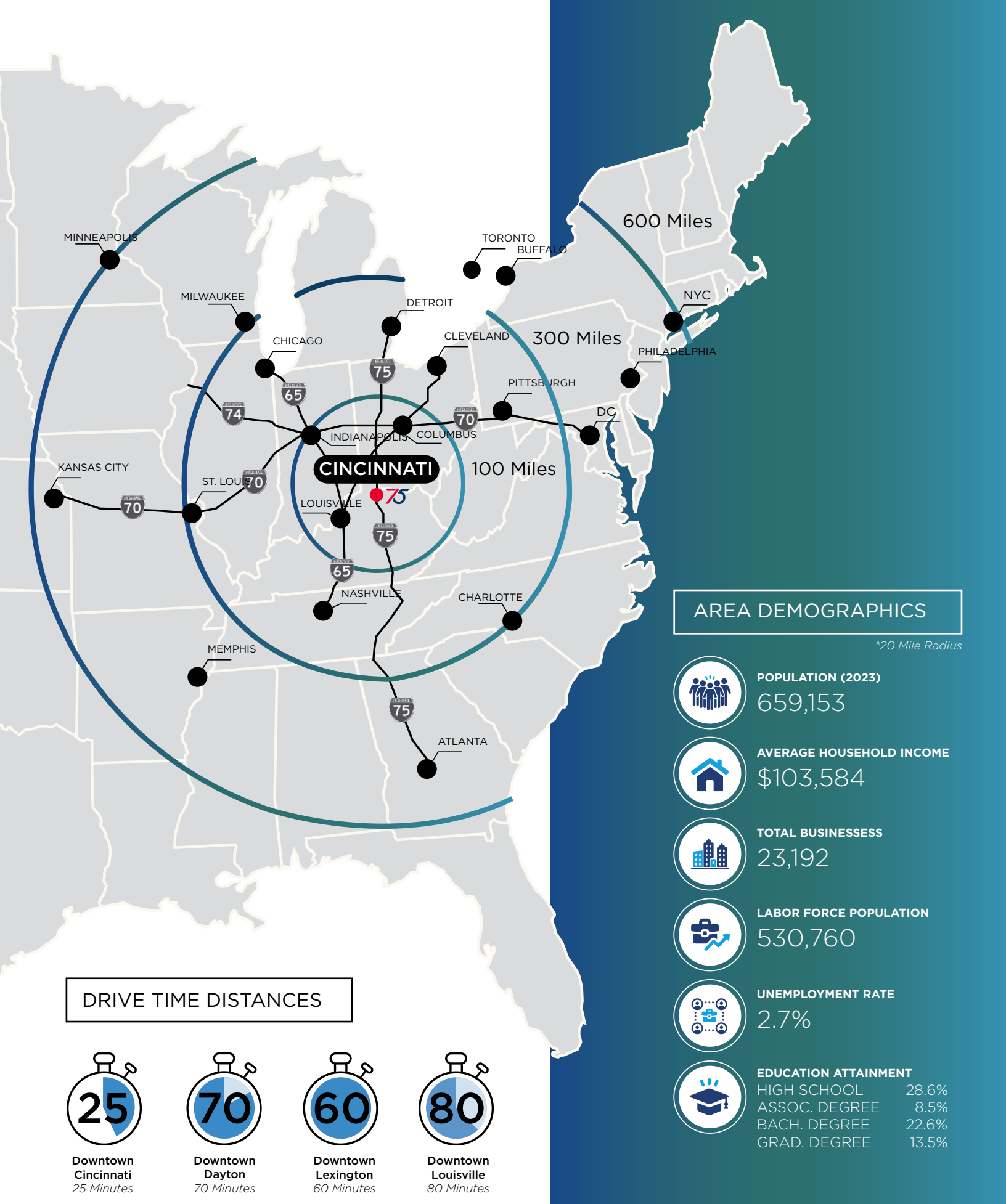


KEY SPECIFICATIONS

**Figures are estimated only*

Building 4A Size:	177,320 SF (310' x 572')
Construction:	Concrete Tilt-Up
Configuration:	Rear-Load
Clear Height:	32'
Fire Suppression:	ESFR
Doors:	32 (9'x10') Docks; 2 (14'x16') Drive-Ins
Auto Parking:	265 Auto Spaces
Trailer Parking:	39 Trailer Stalls
Electric:	Duke Energy - 5 MVA Available

Building 4B Size:	161,200 SF (310' x 520')
Construction:	Concrete Tilt-Up
Configuration:	Rear-Load
Clear Height:	32'
Fire Suppression:	ESFR
Doors:	24 (9'x10') Docks; 2 (14'x16') Drive-Ins
Auto Parking:	190 Auto Spaces
Trailer Parking:	25 Trailer Stalls
Electric:	Duke Energy - 5 MVA Available



AREA DEMOGRAPHICS

*20 Mile Radius



POPULATION (2023)
659,153



AVERAGE HOUSEHOLD INCOME
\$103,584



TOTAL BUSINESSES
23,192



LABOR FORCE POPULATION
530,760



UNEMPLOYMENT RATE
2.7%

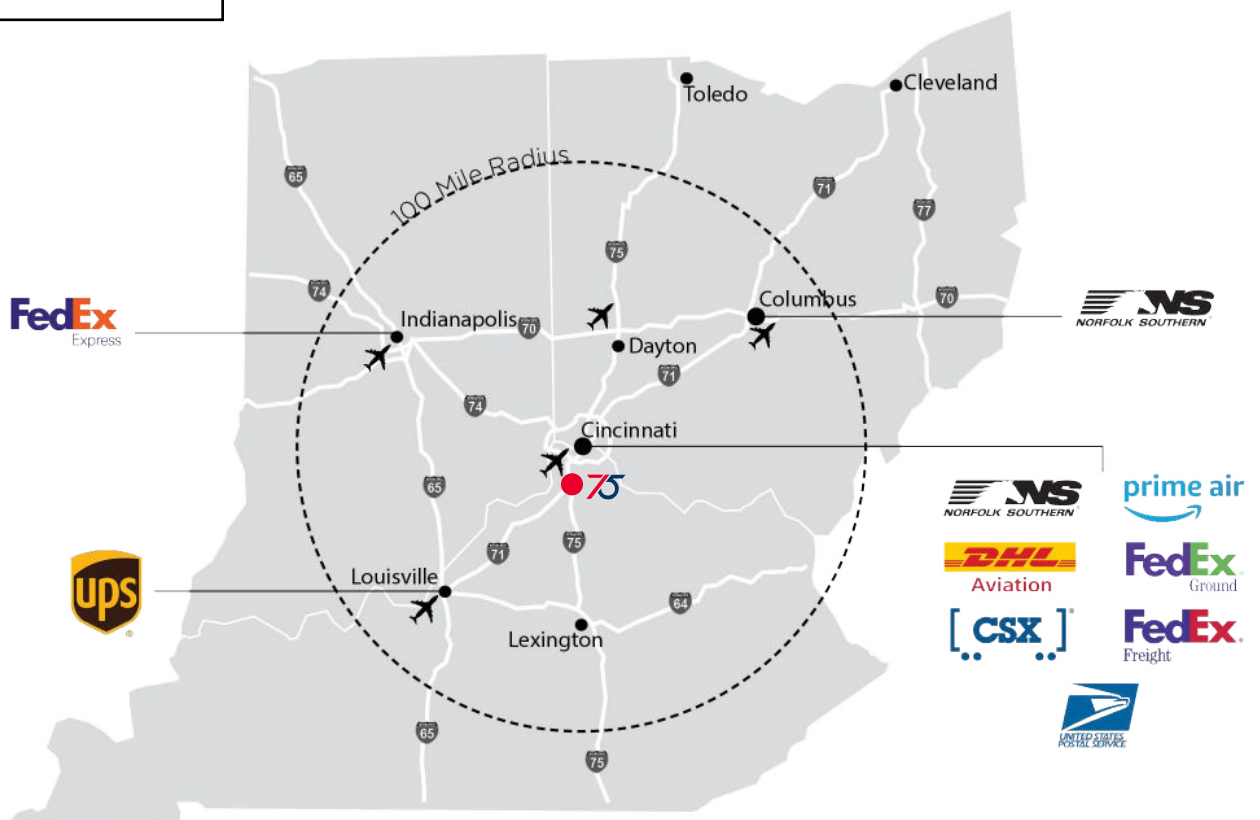


EDUCATION ATTAINMENT

HIGH SCHOOL	28.6%
ASSOC. DEGREE	8.5%
BACH. DEGREE	22.6%
GRAD. DEGREE	13.5%



DISTRIBUTION HUBS



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IAC PROPERTIES

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