



MFG/INDUSTRIAL/DISTRIBUTION

LEASE RATE: \$7.50/SF NNN



- 101,920 SF of New Construction!
- 2,273 SF Office
- 32' Clear Height
- (12) Dock Doors; (8) Knock Outs
- (1) Drive-In Door
- I-2; Heavy Industrial Zoning
- Close proximity to Cincinnati/N. Kentucky International Airport, DHL SuperCargo and Amazon Air Hubs

For more information, contact:

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**CROW
HOLDINGS**

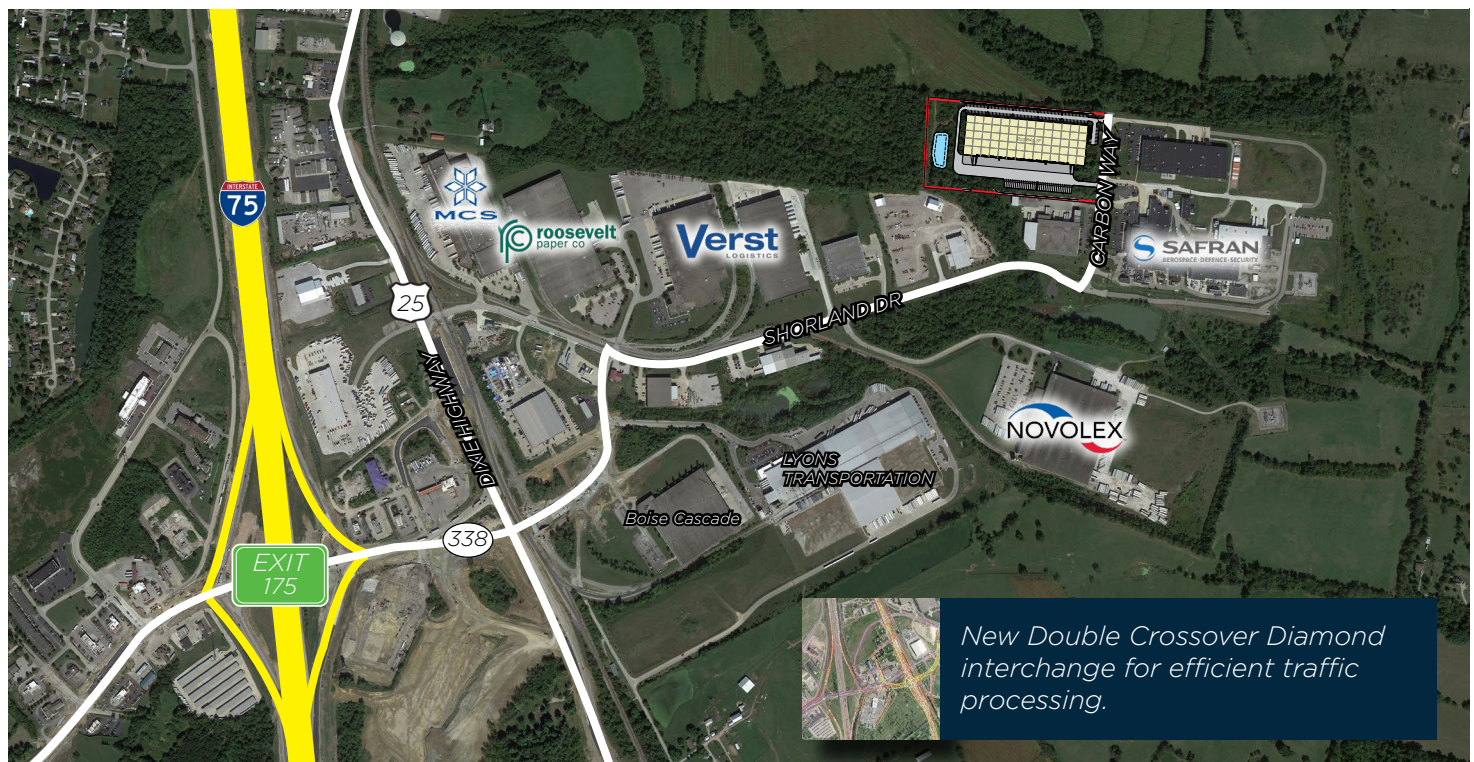
CAPITAL

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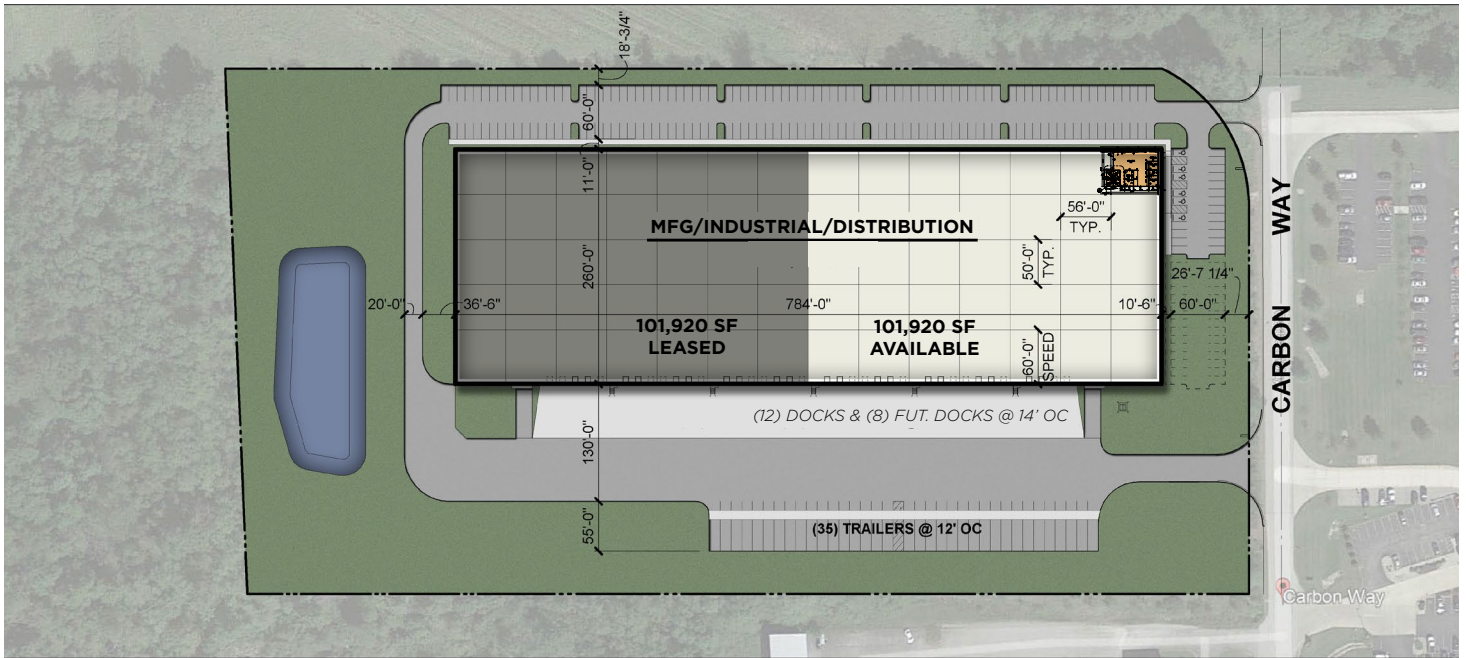
BUILDING SPECIFICATIONS

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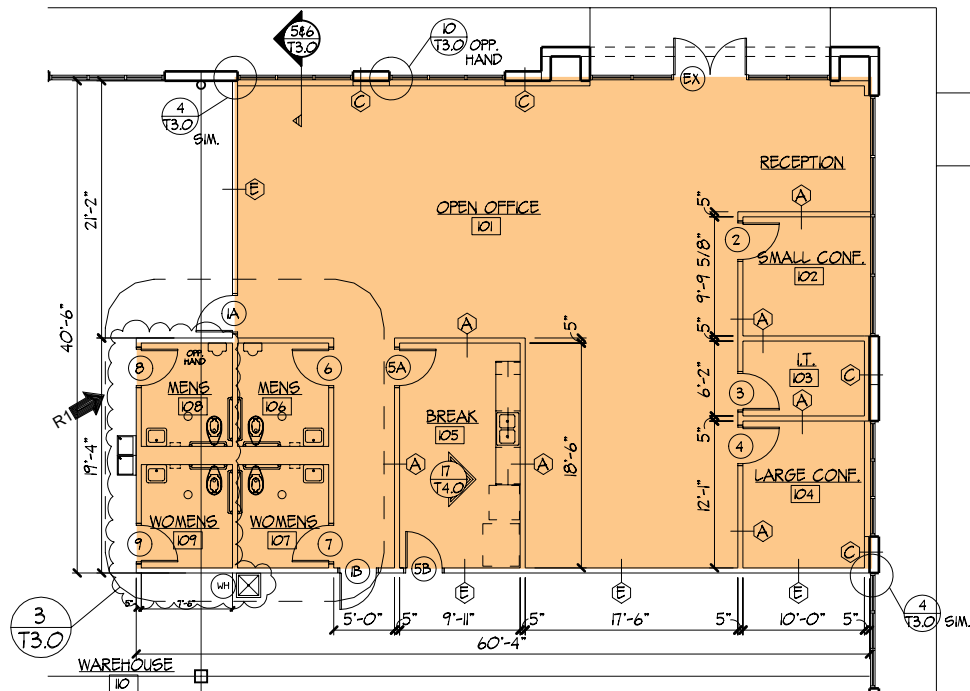
LOCATION	Walton, KY	LIGHTING	LED Lighting
AVAILABLE SIZE	101,920 SF (260' x 784')	DOCK DOORS	(12) 9' x 10'; (8) knock out panels
OFFICE SIZE	2,273 SF	DRIVE-IN DOORS	(1) 12' x 14' with electric operator
ACRES	15±	TRUCK COURT	130' - 185' of 10" thick non-reinforced concrete pavement
YEAR BUILT	2023	ELECTRIC	1,200 amps with the capacity to increase to 3,000 amps; 480 volt; 3 phase
CONSTRUCTION	Tilt-Wall concrete panels - white interior	HVAC	Gas fired air/energy rotation rack units
CLEAR HEIGHT	32'	ELECTRIC	www.owenelectric.com
COLUMN SPACING	56' x 50' typical; 56' x 60' speed bay	GAS	www.duke-energy.com
FLOORS	7" unreinforced, 4,000 psi concrete	WATER	www.boonewater.com
ROOF	Mechanically-attached 0.60 mil TPO with R-20.5 insulation	SEWER	www.sd1.org
PARKING	190± auto stalls; 35 trailer stalls	TELEPHONE	www.altafiber.com
FIRE SUPPRESSION	ESFR	DATA	www.spectrum.com



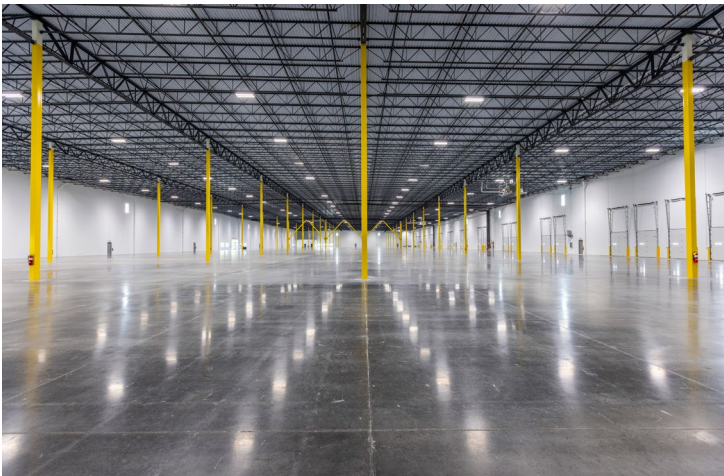
BUILDING PLAN



OFFICE PLAN



PHOTOS



AERIAL LOCATION



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