1088 Aviation Blvd
Hebron, KY 41048

For Lease



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Property **Characteristics**

Total SF	20,000 Est.	**Cranes**	Two 3-ton Bridge Cranes
Office SF	5,700 SF 800 SF Training Room 1,650 SF Parts Room	**HVAC**	Full HVAC in office and parts / training rooms; gas forced air in warehouse
Clear Height	18′ Est.	**Roof**	Ballasted Membrane
Docks	3 docks (Two 9′ x 12′; One 9′ x 10′)	**Construction**	Masonry
Drive-in	1 (12′ x 14′) Exterior	**Year Built**	2000
Power	480V/3-Phase/600 AMP	**Acreage**	2.90
Columns	32′ x 39′	**Parking**	+/- 50
Sprinkler System	Wet	**Planned Improvements**	• New Roof • LED Lighting
Lighting	LED Retrofit	**Notes**	• Owner is a licensed Kentucky real estate agent • Building is expandable to roughly 36,000 SF • Plumbed for compressed air

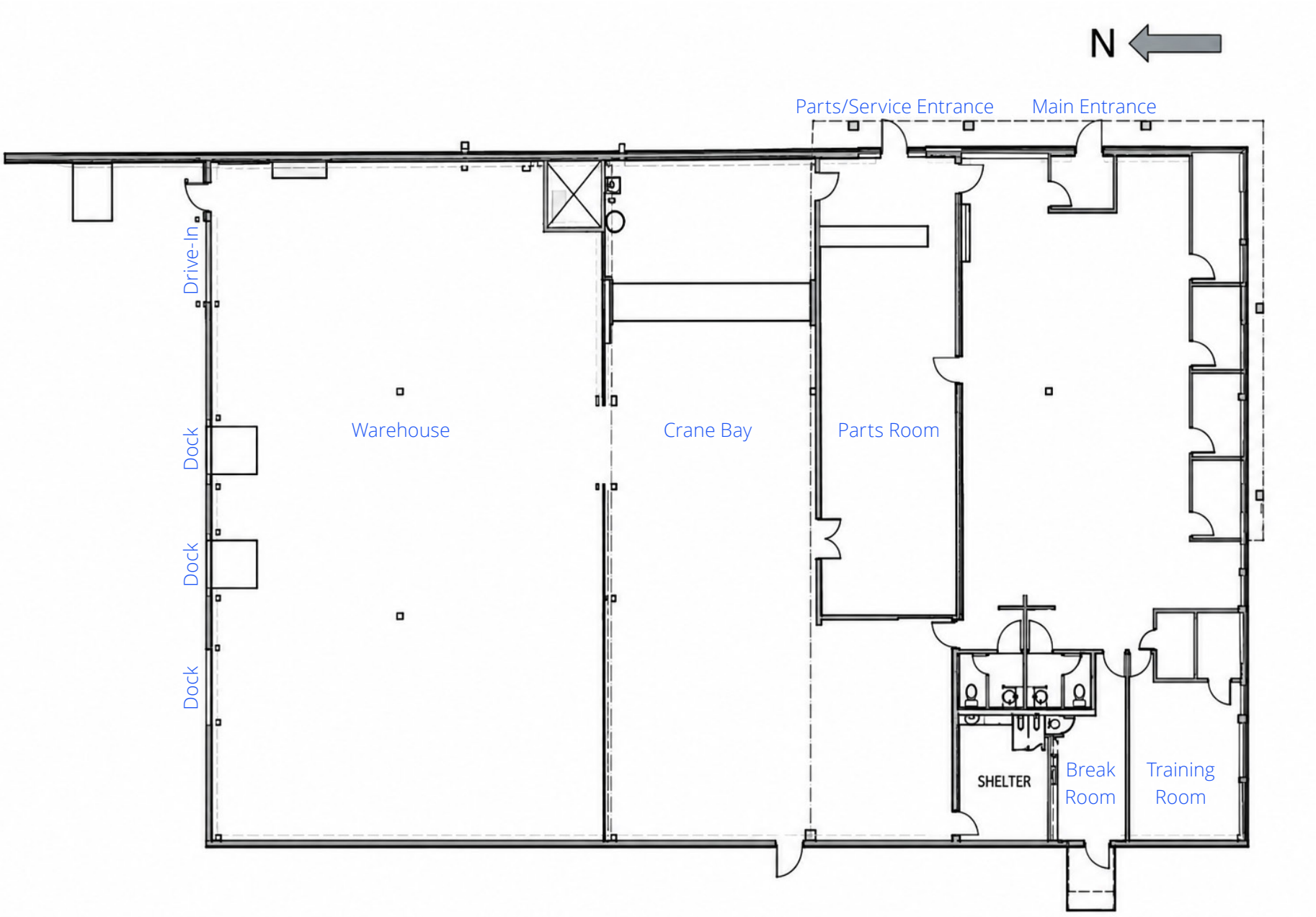
Property **Highlights**

- Under New Ownership
- Available Spring 2027!
- Freestanding Industrial Facility
- Parcel ID - 047.00-08-001.00
- Zoning – I-1 Industrial (Boone County)
- Immediate access to CVG

Lease Rate: $10.95/SF NNN



Property **Floorplan**




1088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Expansion Space




EXIT


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CROWN
SHOP
PITTSBURGH


3 TON CRANESTEC
3 TON

Local **Map**

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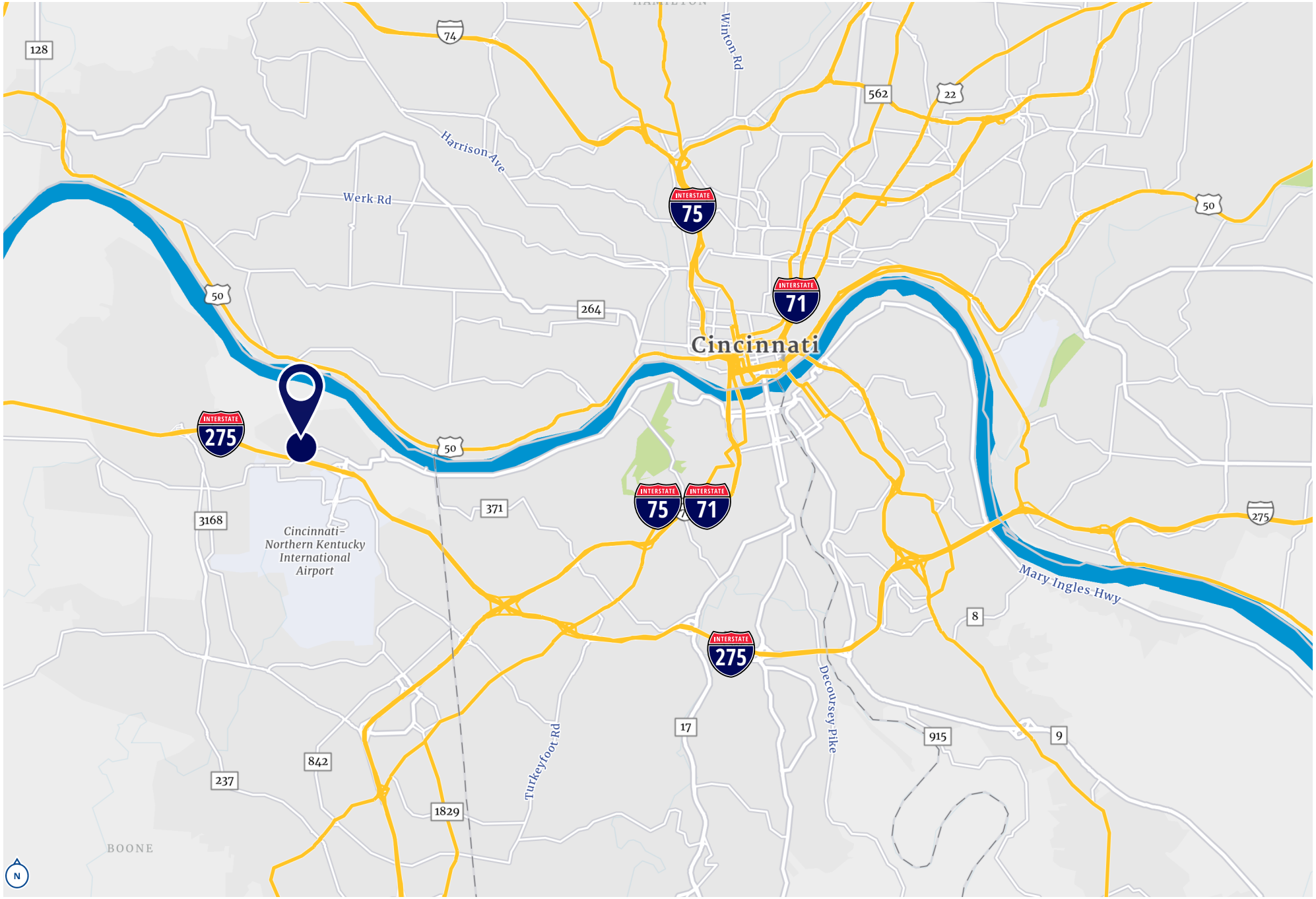

Aerial **Map**

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We maximize the potential of property to accelerate the success of our clients and our people.

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