



For Lease

Corridor 75 Logistics Park

13015 Dixie Hwy | Walton, KY 41094

This 575,000 SF industrial building is located in Boone County, the heart of Greater Cincinnati's logistics corridor. Strategically located just south of Cincinnati, the property is located along the I-75/I-71 interchange. Kentucky is well served by 20 interstates/major highways, major rail networks, barge traffic on the Ohio and Mississippi rivers, five commercial airports, and dozens of regional airport. The building's expansive space and prime location offer a competitive advantage for industrial tenants seeking growth and accessibility.

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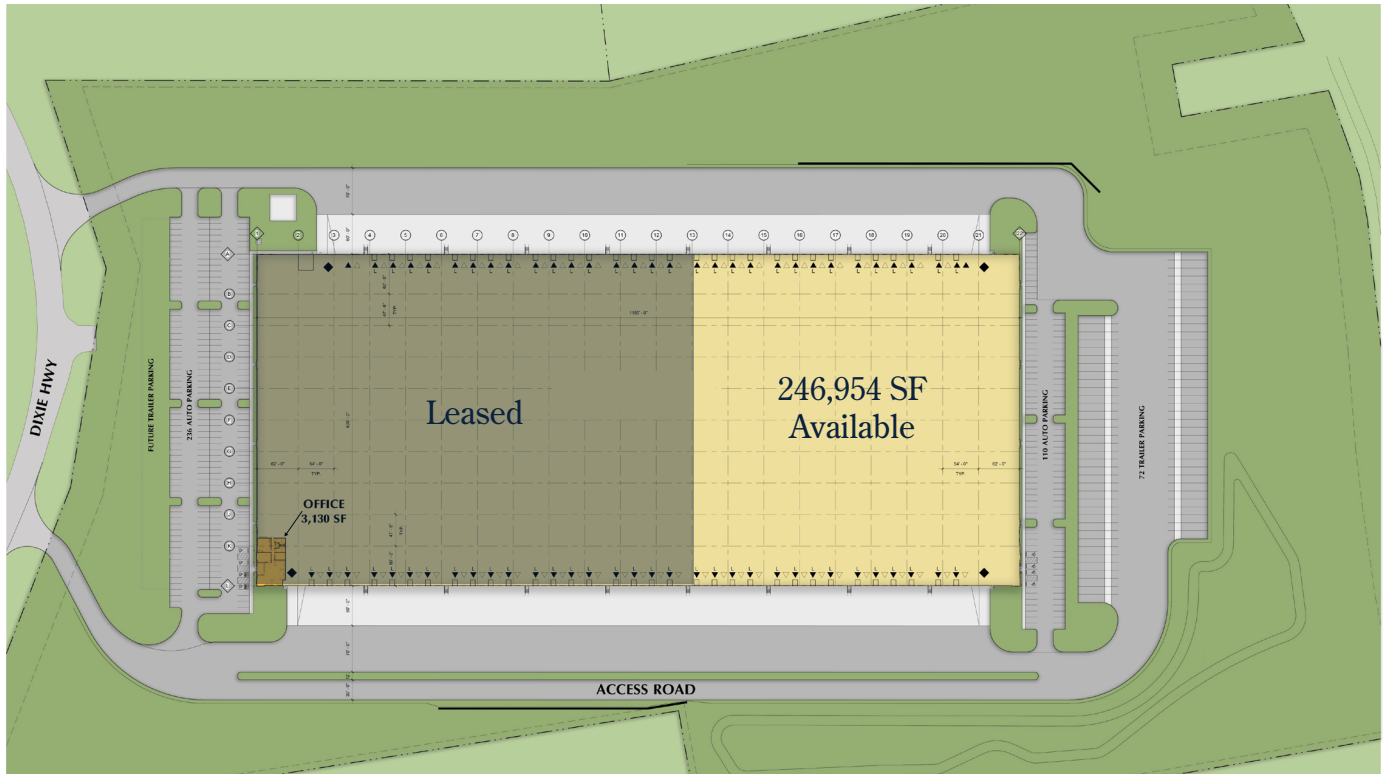
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Building Specifications

Total Building Area	575,000 SF
Total Available Area	246,954 SF
Office Area	To suit
Overall Dimensions	1,150' x 500'
Zoned	I-1 Kenton County
Acres	50.979
Clear Height	40' after the first speed bay
Column Spacing	54' x 50' standard; 54' x 60' staging bays
Dock Doors	(29) 9'x10' Clopay Overhead Sectional Insulated Doors & 40,000 LB Poweramp Mechanical levelers, manual operated
Drive-in Doors	(2) 12'x14' Clopay Overhead Sectional Insulated Doors, motor operated
Truck Court	130' deep truck court
Parking	110 auto stalls 72 trailer stalls
Lighting	(20) LED High Bay Fixtures (stumble lighting)
Sprinkler System	ESFR
HVAC	2 roof-mounted pressurization style makeup air units designed to maintain 50 at 0
Building Construction	Concrete tilt wall
Floor Thickness	7" unreinforced concrete
Electric	800-1,200 Amp, 480/277 Volt, 3-phase, 4 wire Main Service with Utility Metering 800-1,200 Amp, 480/277 Volt, 3-phase, 4 wire Main Switchboard with SPD-Spare Breakers to Accommodate Future Distribution Panels
Roofing	2 layers of 1.75" isocyanurate insulation with 60 mil TPO mechanically attached membrane; 20-year warranty
Clerestory Windows	(16) 6'x6' Oldcastle, clear anodized
Concrete Walls	9" with R value of 11.4
ESFR	One electric driven 2000 GPM fire pump. Fifteen wet pipe sprinkler riser complete with control valve, check valve, flow switch, and drain assembly supplied from (6) 10" underground lead ins. K-22 pendent sprinklers installed in warehouse
Internet	Alta Fiber data serviced



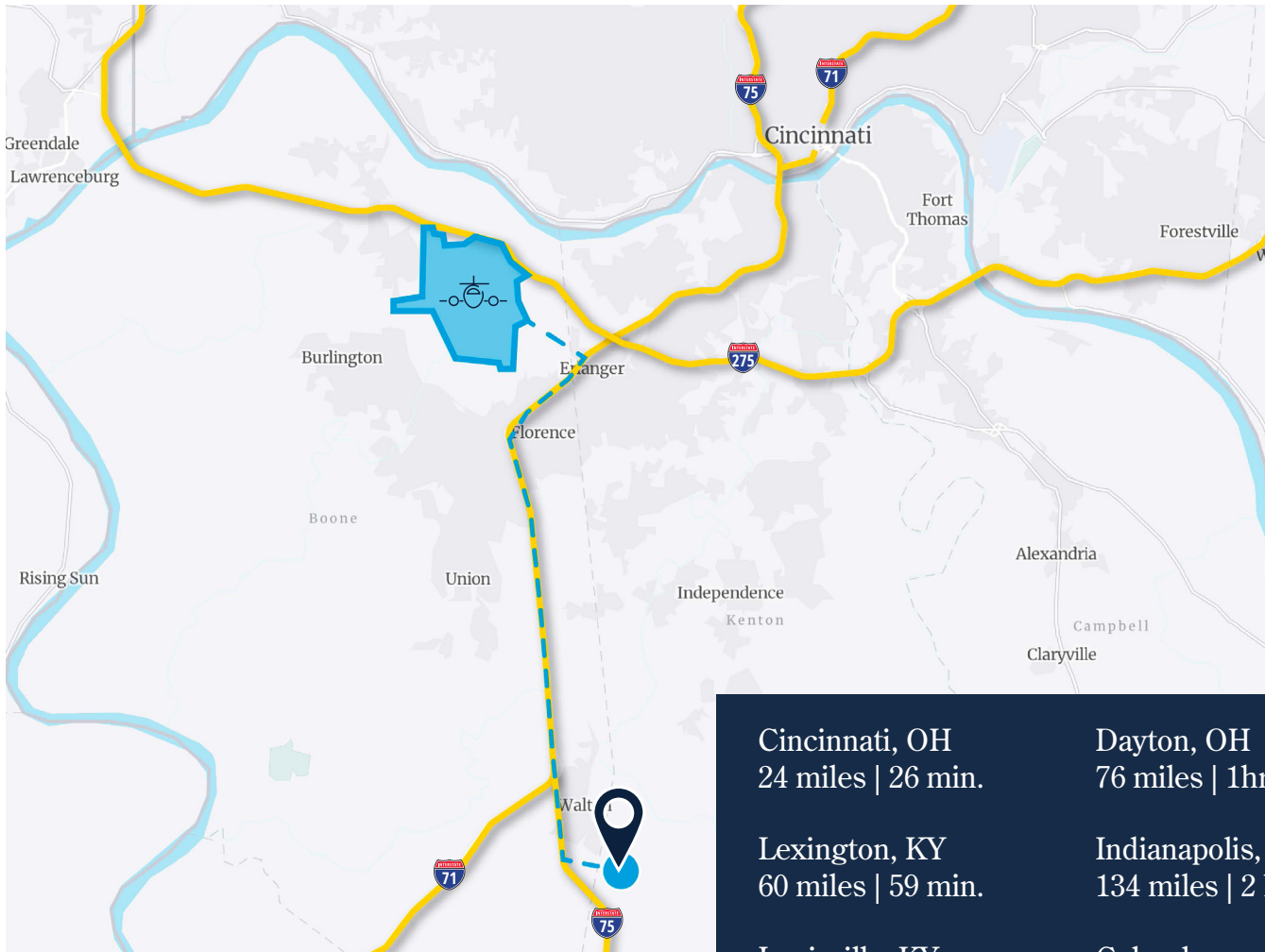
Site Plan



An Industrial Hub



Nearby City Travel Times



Cincinnati, OH
24 miles | 26 min.

Dayton, OH
76 miles | 1hr. 20 min.

Lexington, KY
60 miles | 59 min.

Indianapolis, IN
134 miles | 2 hr.

Louisville, KY
83 miles | 1 hr. 15 min.

Columbus
130 miles | 2 hr.

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