

Cincinnati Logistics Park Airport West

85-ACRE CLASS A INDUSTRIAL PARK

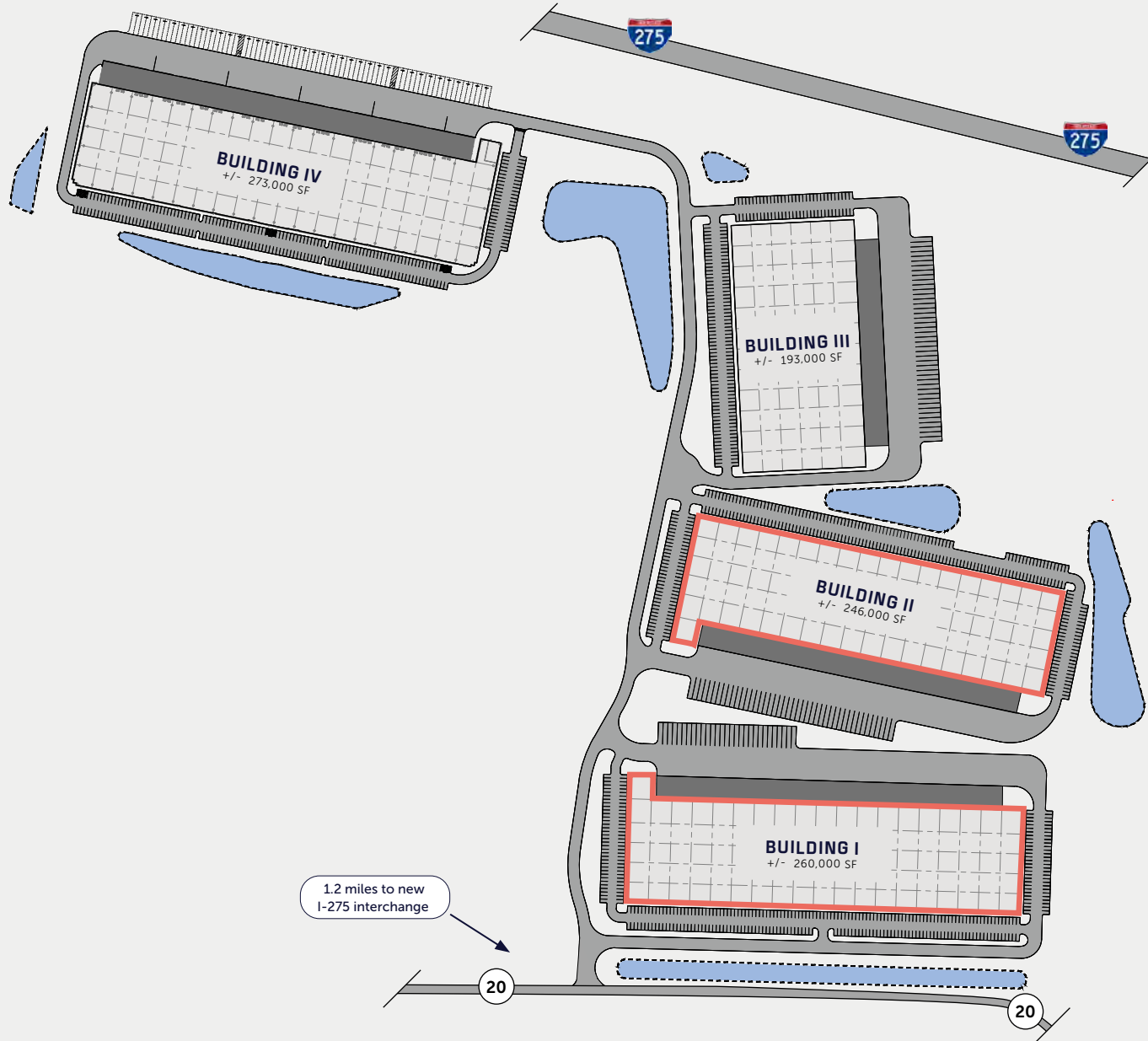
40,000 - 273,000 SF spaces available

BUILDING I: +/- 20 acres

BUILDING II: +/- 16 acres

BUILDING III: +/- 15 acres

BUILDING IV: +/- 28 acres



Building I

Q2 2024
Site Mobilization

Q1 2025
Available for Fixturing

Q2 2025
Building Completion

Building II

Q2 2024
Site Mobilization

Q1 2025
Available for Fixturing

Q2 2025
Building Completion

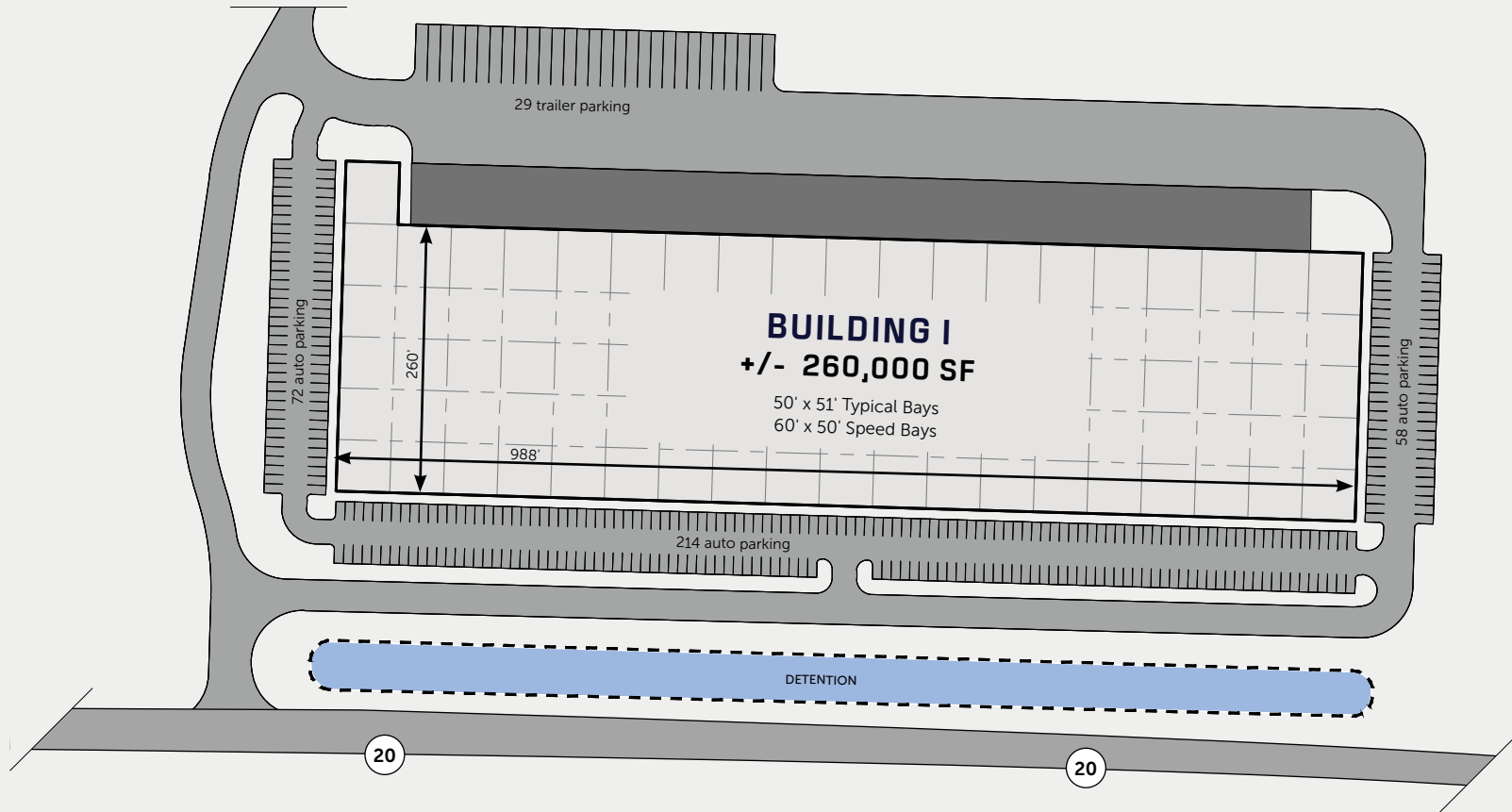
WATER
Boone Co. Water

SEWER
Boone Co. Sewer Dept.

POWER & GAS
Duke Energy

DATA
Cincinnati Bell

**ALL BUILDINGS SEEKING
LEED® CERTIFICATION**



260,000 SF

40,000 SF min. divisibility

32' clear height

344 auto parking

29 trailer parking

26 docks

2 drive-in doors

7" thick unreinforced slab

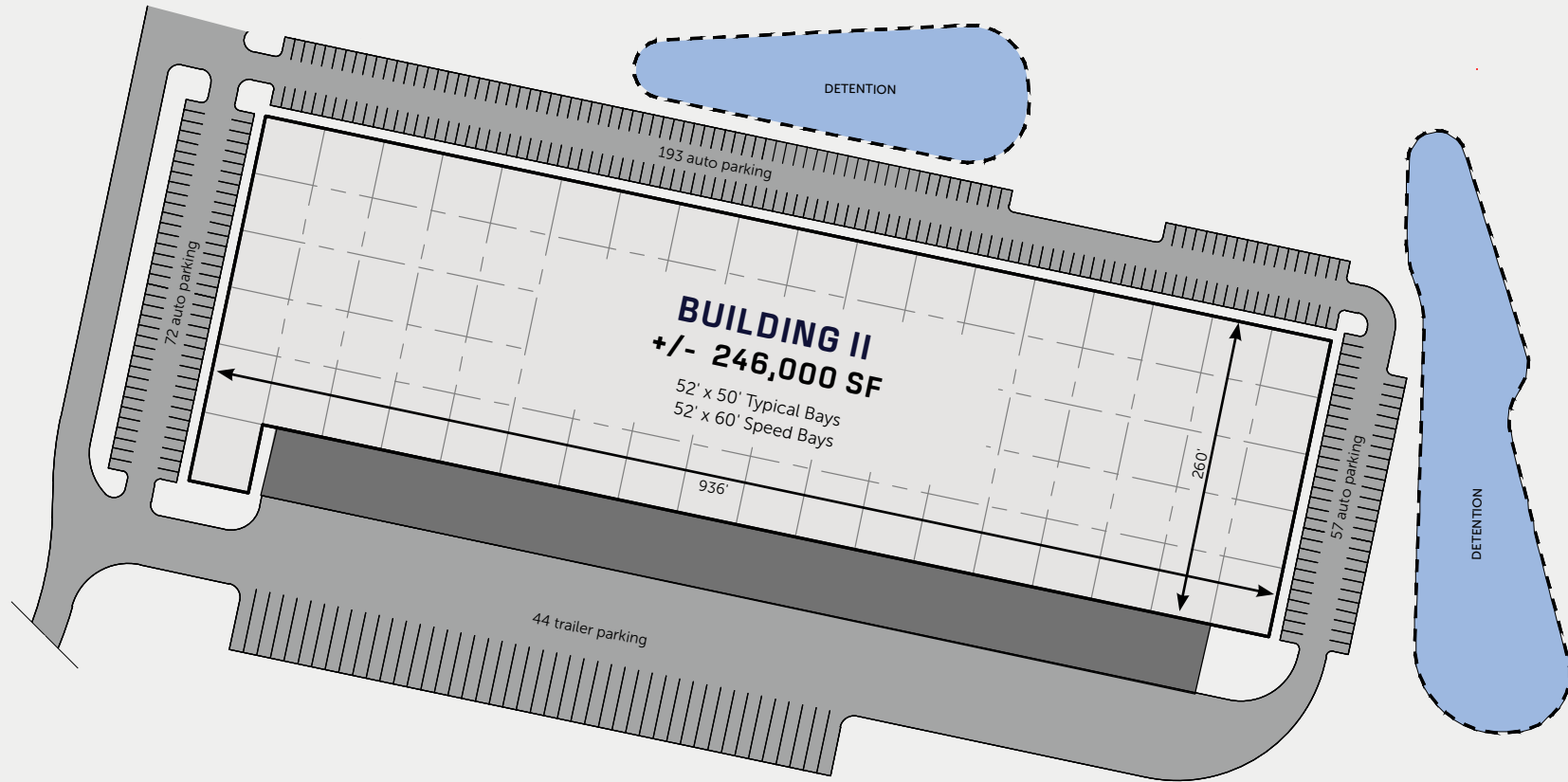
(2) 1,000-amp 480/277v three-phase services (expandable)

Q2 2024: Mobilization

Q1 2025: Fixturing

Q2 2025: Completion

SEEKING LEED® CERTIFICATION



246,000 SF

40,000 SF min. divisibility

32' clear height

322 auto parking

44 trailer parking

26 docks

2 drive-in doors

7" thick unreinforced slab

(2) 1000-amp 480v / three-phase services

Q2 2024: Mobilization

Q1 2025: Fixturing

Q2 2025: Completion

SEEKING LEED® CERTIFICATION

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ACCESS & LABOR

Located along I-275 just six miles west of the Cincinnati / Northern Kentucky International Airport, Cincinnati Logistics Park - Airport West offers immediate access to I-275, easy access to I-71, I-75 and I-74 and a large, skilled labor pool.

- Located in Burlington, Kentucky, Boone County
- **Immediate access to I-275 via new Graves Rd interchange**
- **Cincinnati region offers 3 interstates** – I-71, I-75 and I-74 – all easily accessed via I-275
- Six miles west of the Cincinnati / Northern Kentucky International Airport (CVG), the **7th largest cargo airport in North America** and home to several freight and cargo companies, including DHL, FedEx and Amazon Air
- **Amazon Air Hub** is a \$1.5B investment at CVG that covers 1,000+ acres with 2.6M SF of facilities and up to 100 aircraft parking positions
- Ideal configuration for bulk distribution and local and regional distribution
- **Large surrounding labor pool** with 10 regional colleges, universities and career campuses that offer supply chain management degrees and certificates

Within one-day drive of nearly 60% of U.S. population





Cincinnati Logistics Park Airport West

AMBROSEPG.COM/PROPERTIES

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