

Cincinnati Logistics Park - Airport West

84.77-ACRE CLASS A INDUSTRIAL PARK

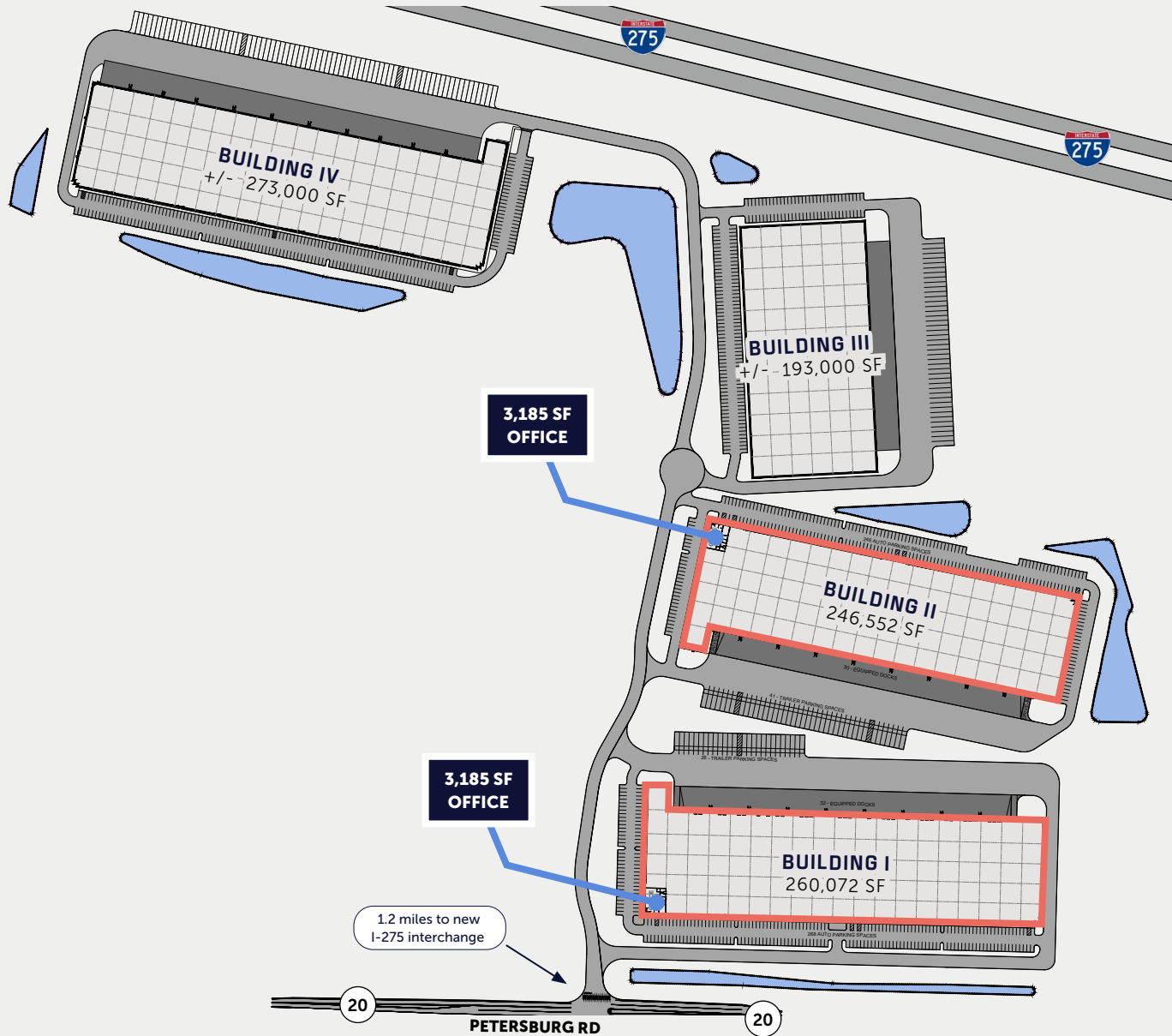
40,000 - 260,072 SF AVAILABLE NOW IN BUILDINGS I & II

40,000 - 273,000 SF spaces available for build-to-suit



BUILDING I: 19.99 acres **BUILDING II:** 16.84 acres **BUILDING III:** 13.83 acres **BUILDING IV:** 27.21 acres

COMMON AREAS: 6.9 acres



Building I

MAY 2025

Available for Fixturing

JUNE 2025

Building Completion

Building II

AVAILABLE IMMEDIATELY

for Fixturing

MAY 2025

Building Completion

WATER

Boone Co. Water

SEWER

Boone Co. Sewer Dept.

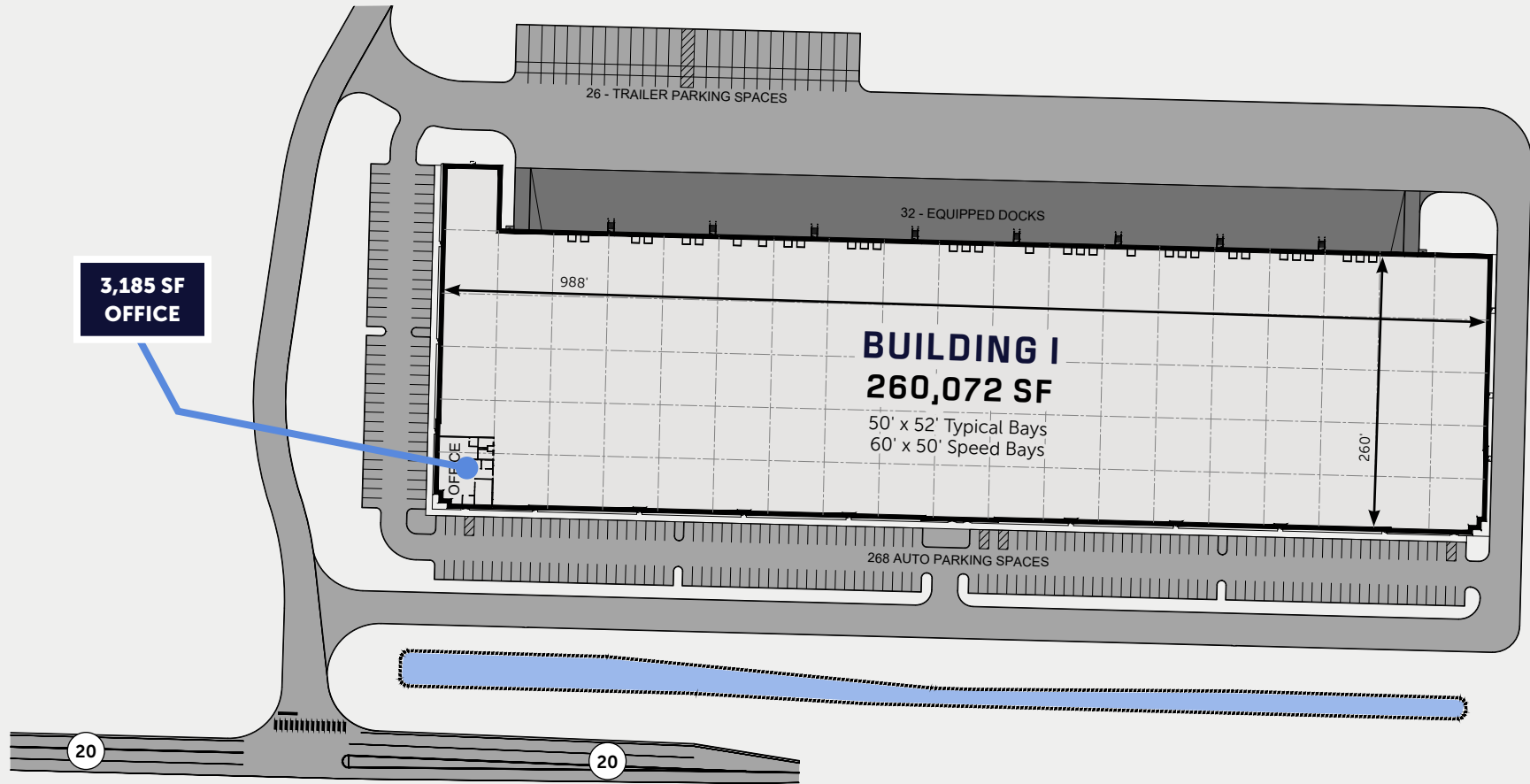
POWER & GAS

Duke Energy

DATA

Cincinnati Bell

**ALL BUILDINGS SEEKING
LEED® CERTIFICATION**



260,072 SF

40,000 SF min. divisibility

32' clear height

268 auto parking

26 trailer parking

32 docks

2 drive-in doors

7" thick unreinforced slab

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

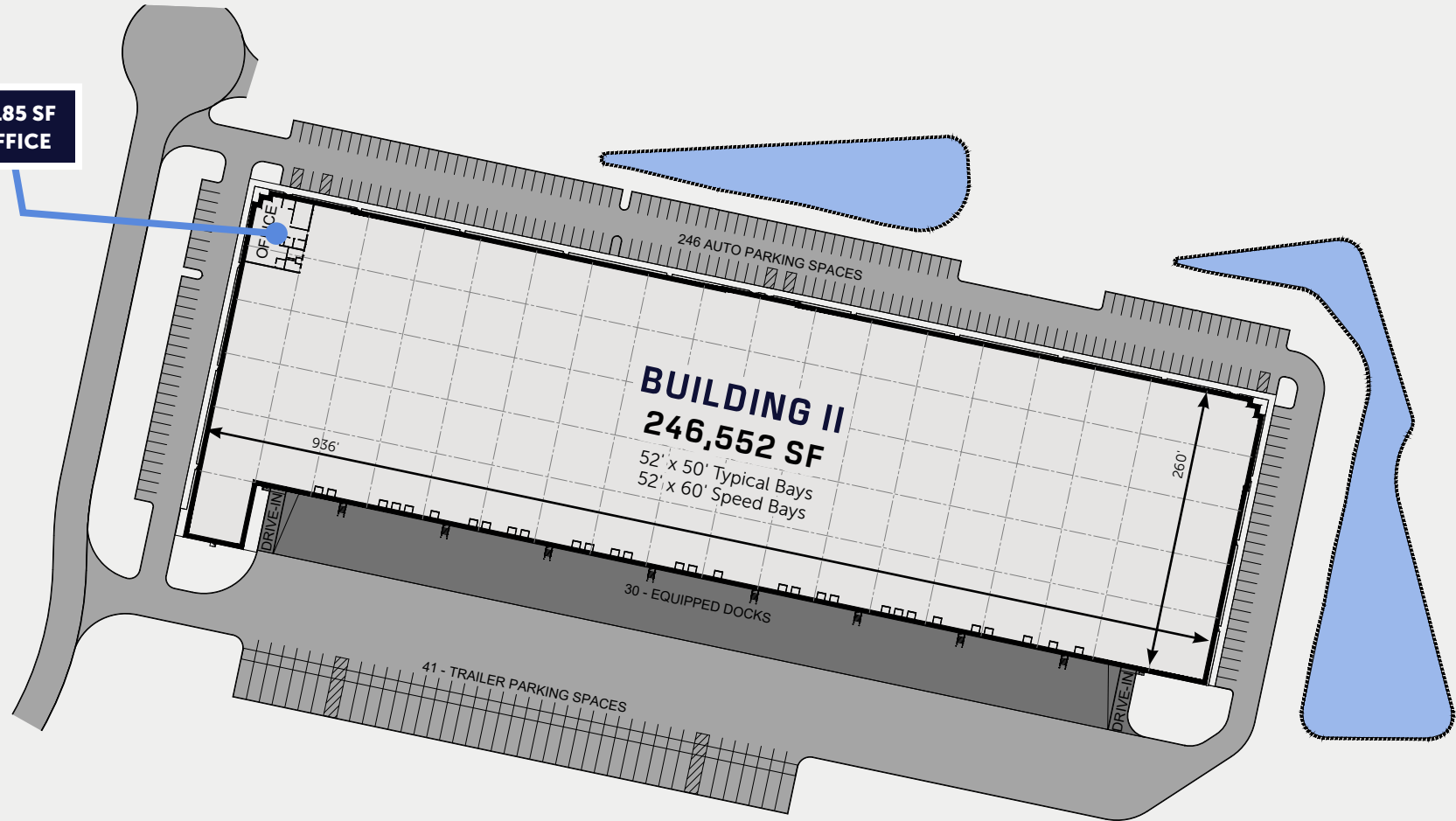
MAY 2025: Fixturing

JUNE 2025: Completion

SEEKING LEED® CERTIFICATION

2424 AIRWEST BOULEVARD, BURLINGTON, KY 41048

3,185 SF OFFICE



246,552 SF

40,000 SF min. divisibility

32' clear height

246 auto parking

41 trailer parking

30 docks

2 drive-in doors

7" thick unreinforced slab

(2) 2000-amp 480/277v three-phase services

AVAILABLE NOW: Fixturing
MAY 2025: Completion

SEEKING LEED® CERTIFICATION

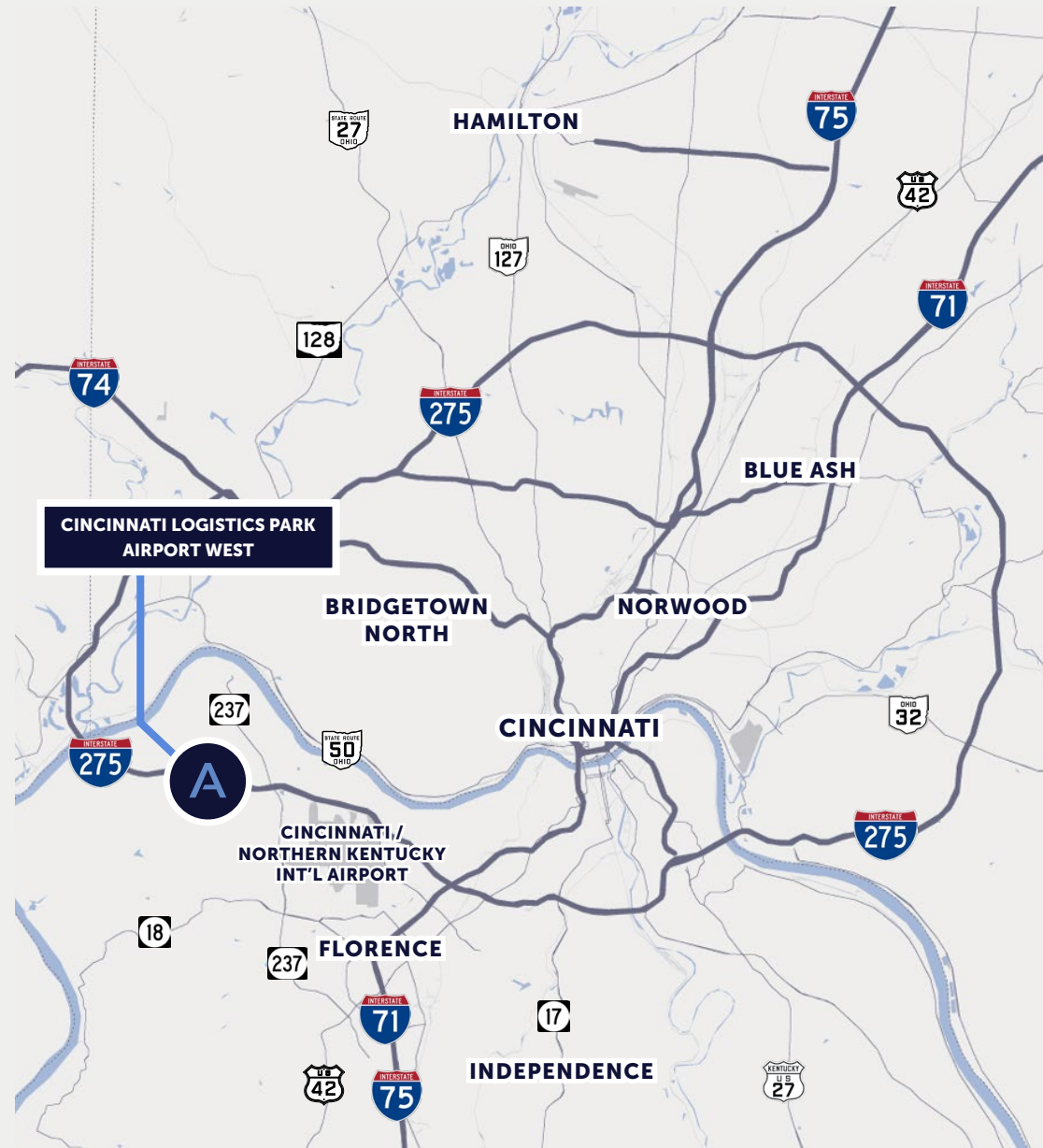
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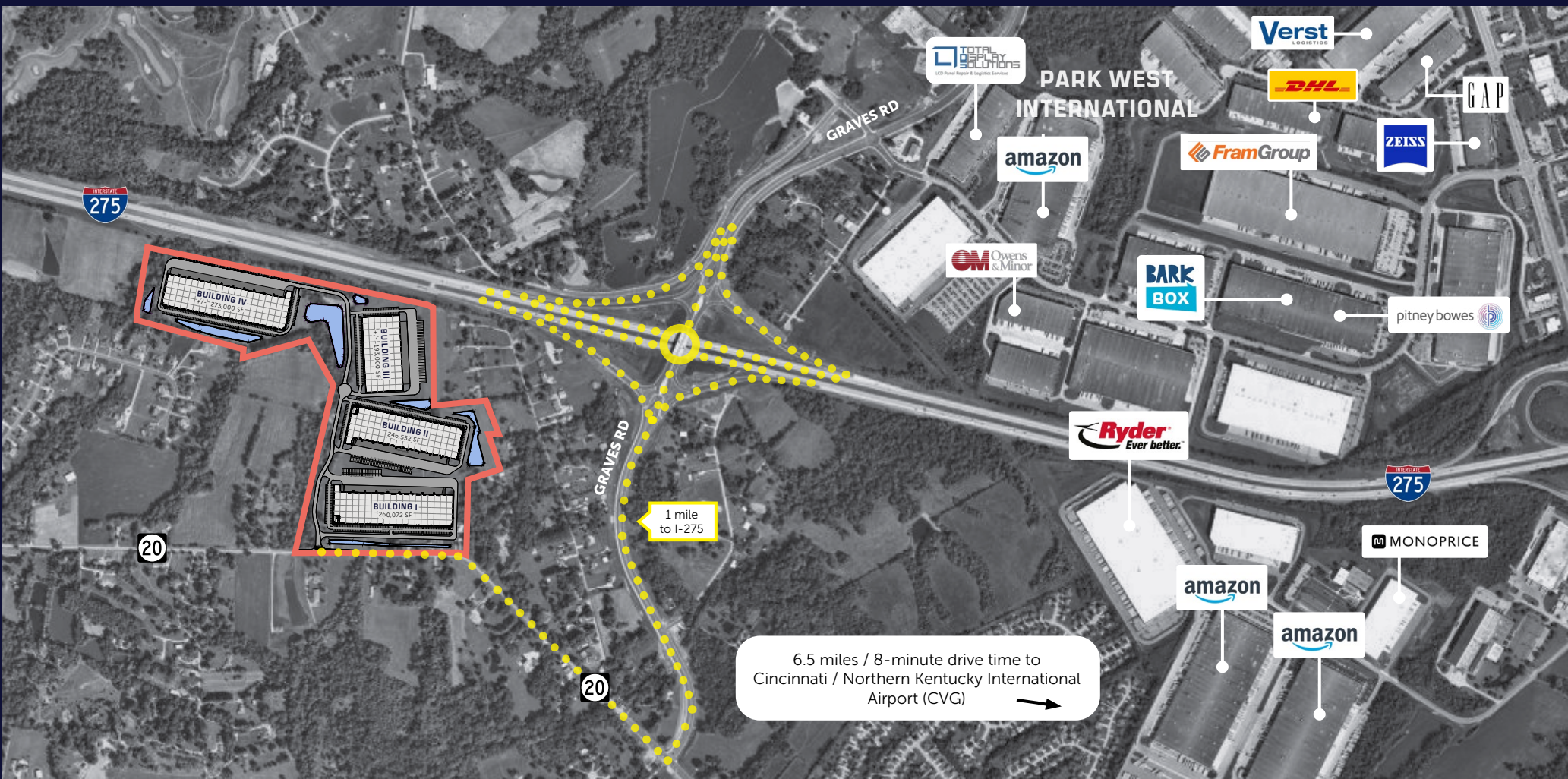
ACCESS & LABOR

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





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CINCYLOGISTICS-AIRPORTWEST.COM

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AMBROSE

