



PARK WEBSITE

# 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

**AMBROSE**

**Colliers**





## MASTER PARK SITE PLAN

84.77 ACRES



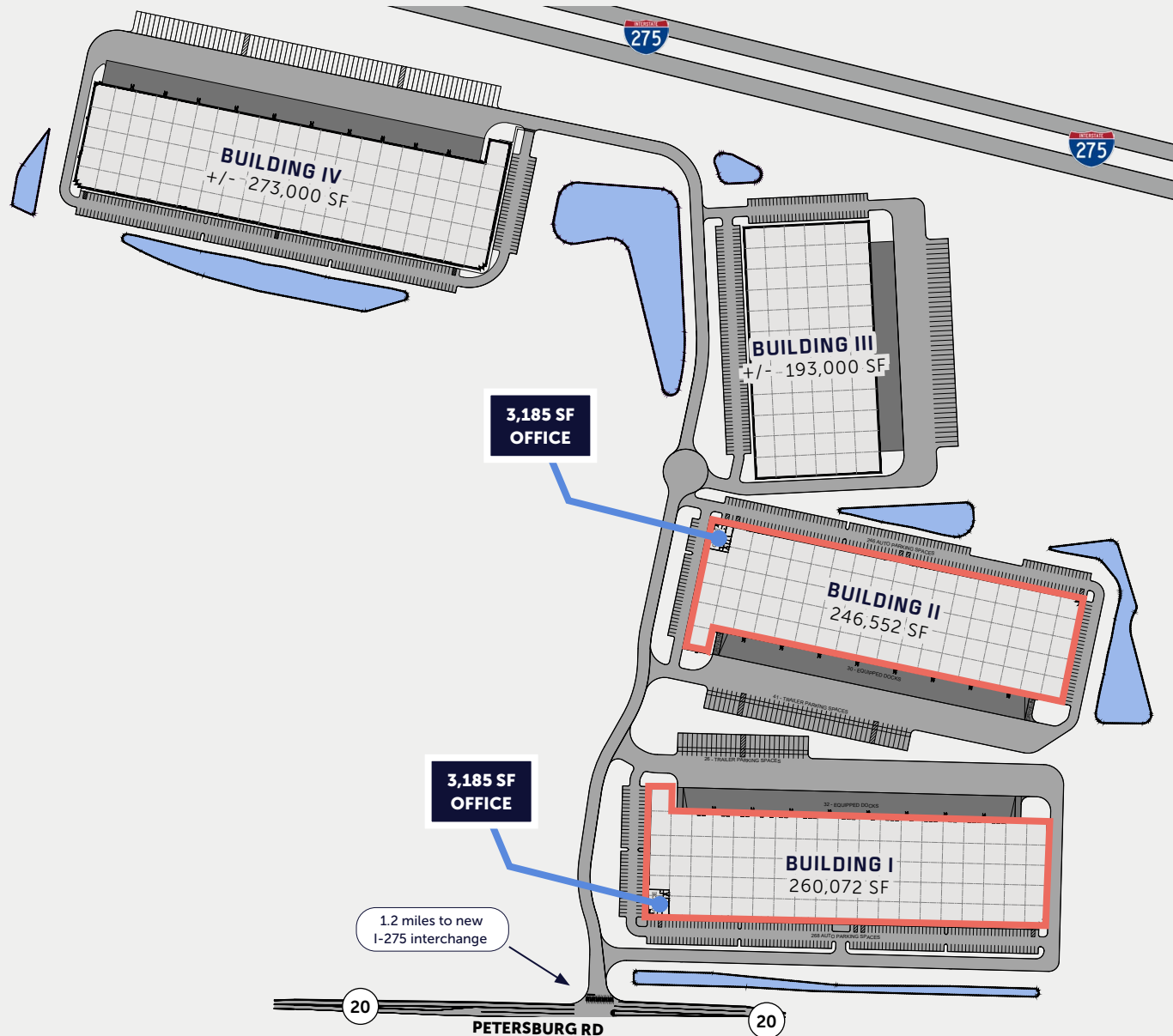
**BUILDING I:** 19.99 acres

**BUILDING II:** 16.84 acres

**BUILDING III:** 13.83 acres

**BUILDING IV:** 27.21 acres

**COMMON AREAS:** 6.9 acres



## Building I

**AVAILABLE IMMEDIATELY**

Available for Fixturing

## Building II

**AVAILABLE IMMEDIATELY**

for Fixturing

### WATER

Boone Co. Water

### SEWER

Boone Co. Sewer Dept.

### POWER & GAS

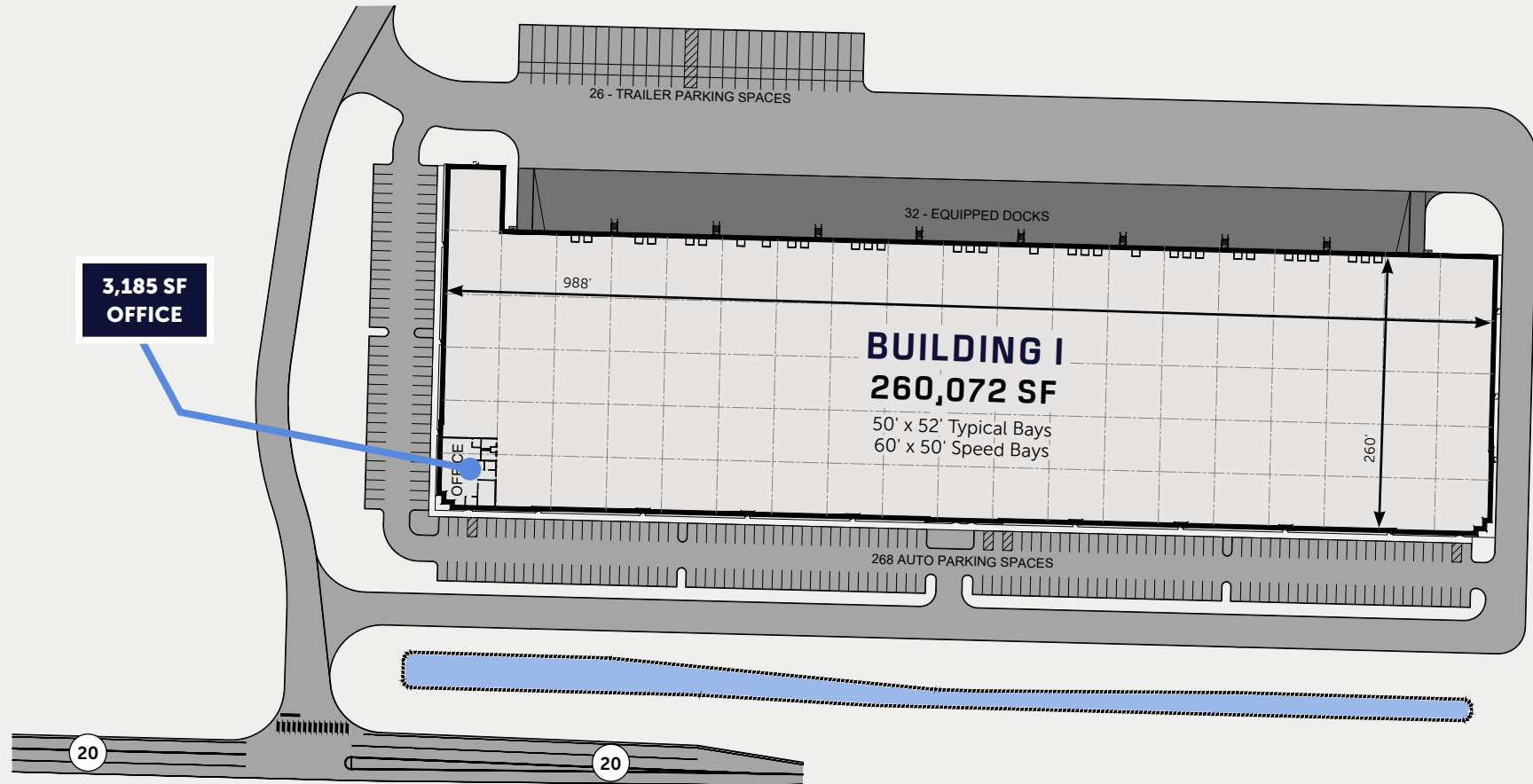
Duke Energy

### DATA

Cincinnati Bell

**ALL BUILDINGS SEEKING  
LEED® CERTIFICATION**

2440 AIRWEST BOULEVARD, BURLINGTON, KY 41005



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 servicesAVAILABLE IMMEDIATELY  
for Fixturing

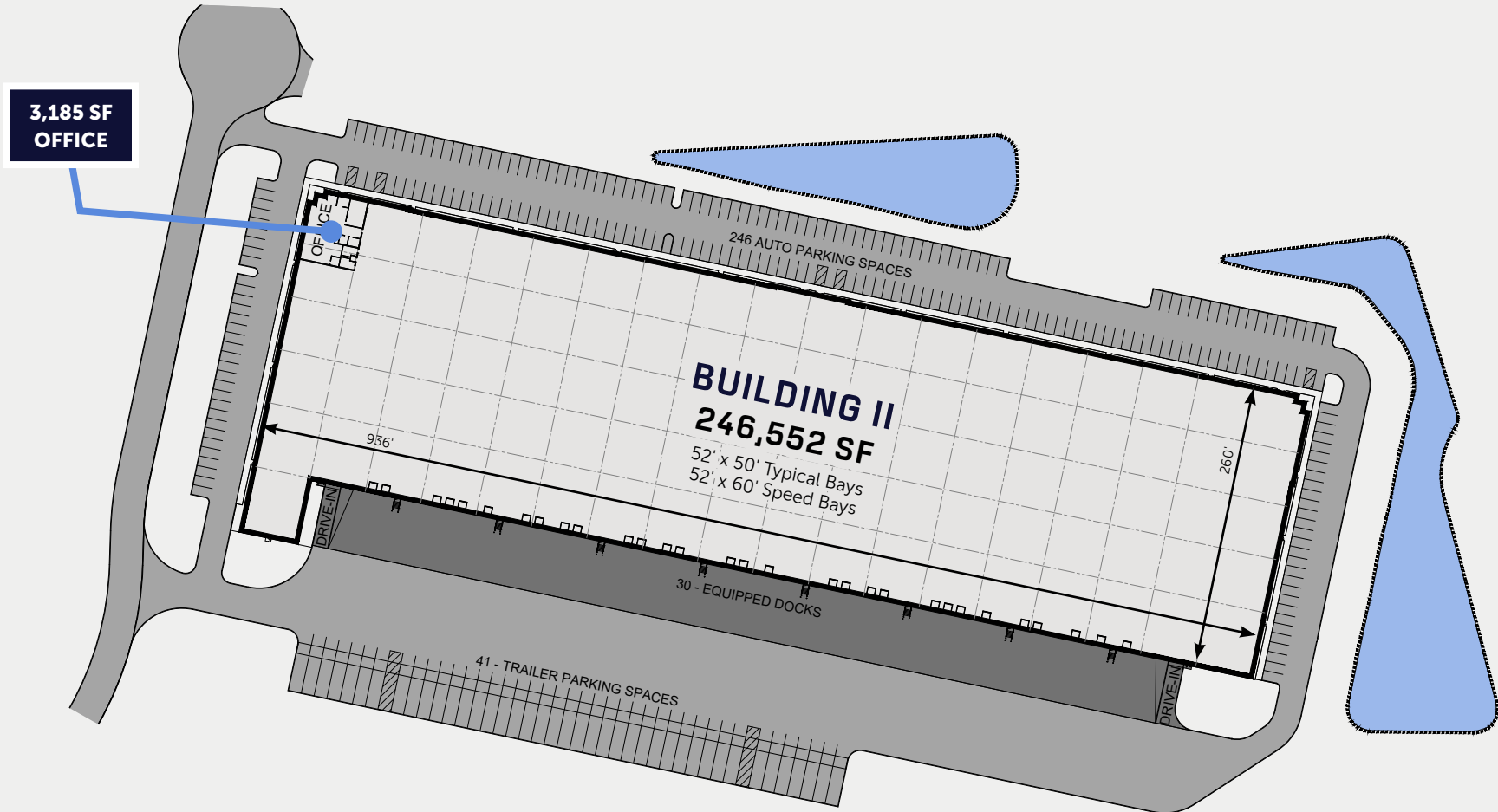
SEEKING LEED® CERTIFICATION



**BUILDING II SITE PLAN** **16.84 ACRES**



**2424 AIRWEST BOULEVARD, BURLINGTON, KY 41005**



**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

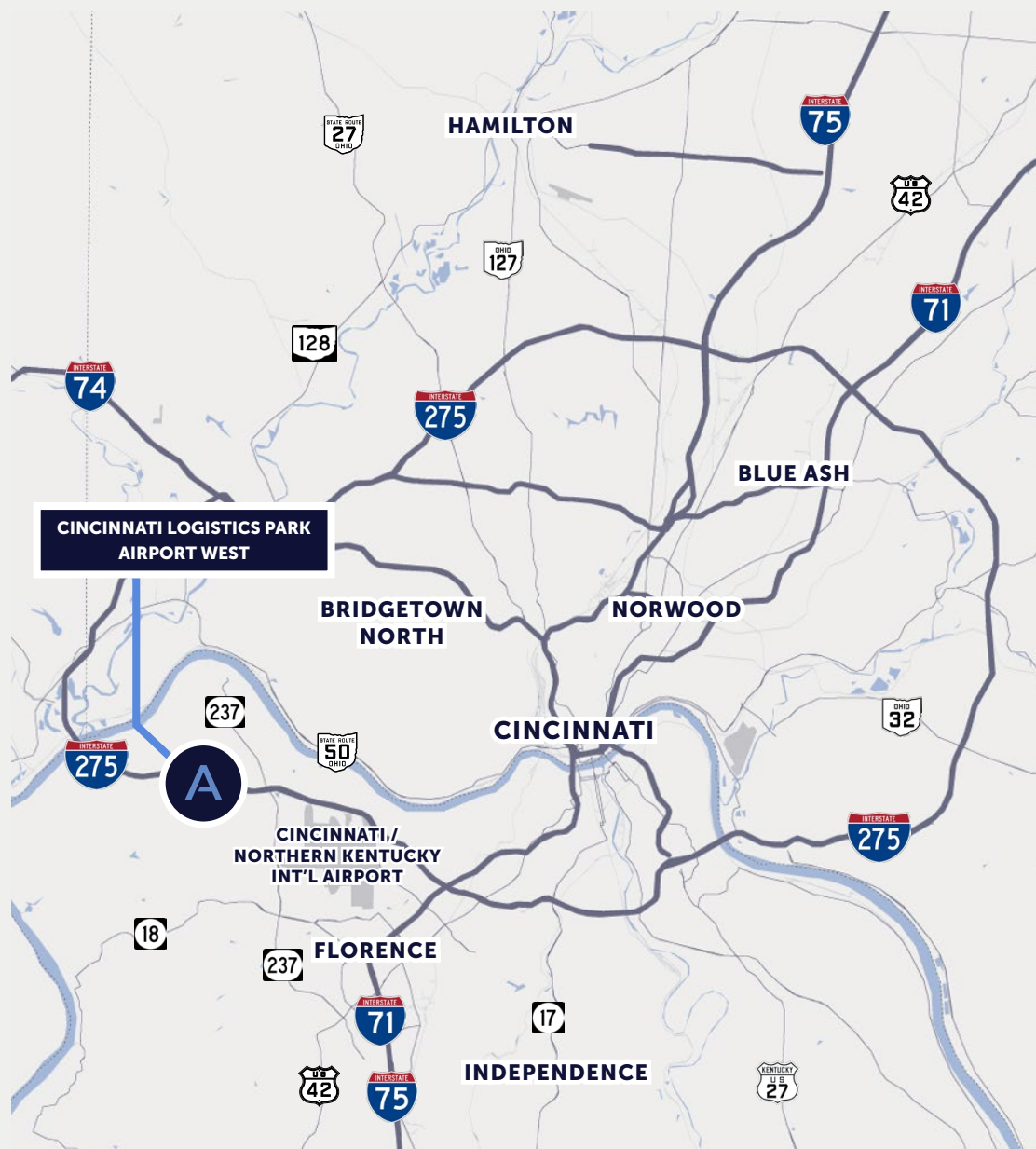
**AVAILABLE IMMEDIATELY**  
for Fixturing

**SEEKING LEED® CERTIFICATION**

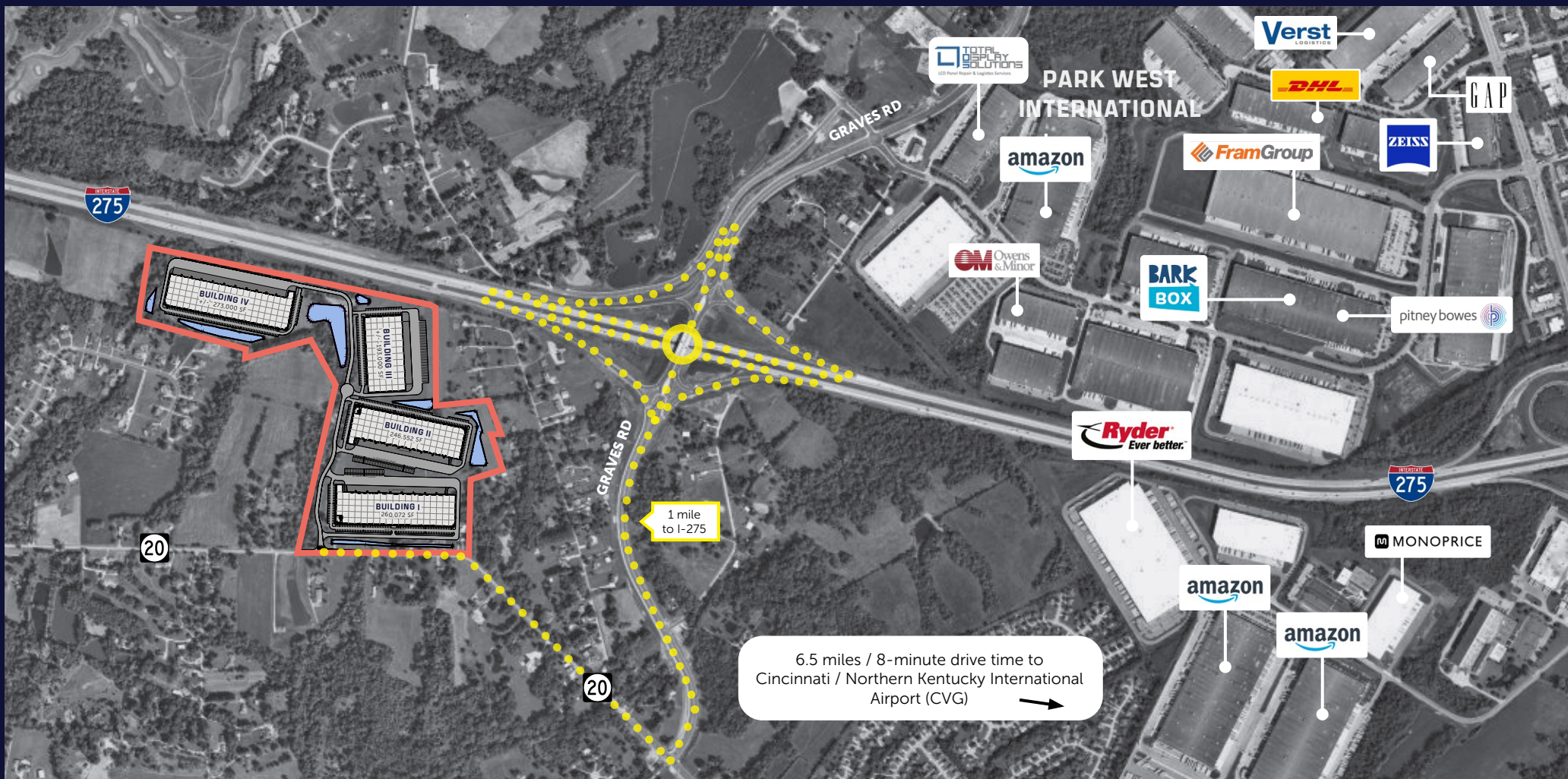
Located along I-275 just six miles west of the Cincinnati / Northern Kentucky International Airport, Cincinnati Logistics Park - Airport West offers immediate access to I-275, easy access to I-71, I-75 and I-74 and a large, skilled labor pool.

- 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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**AMBROSE**

