



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





MASTER PARK SITE PLAN

84.77 ACRES



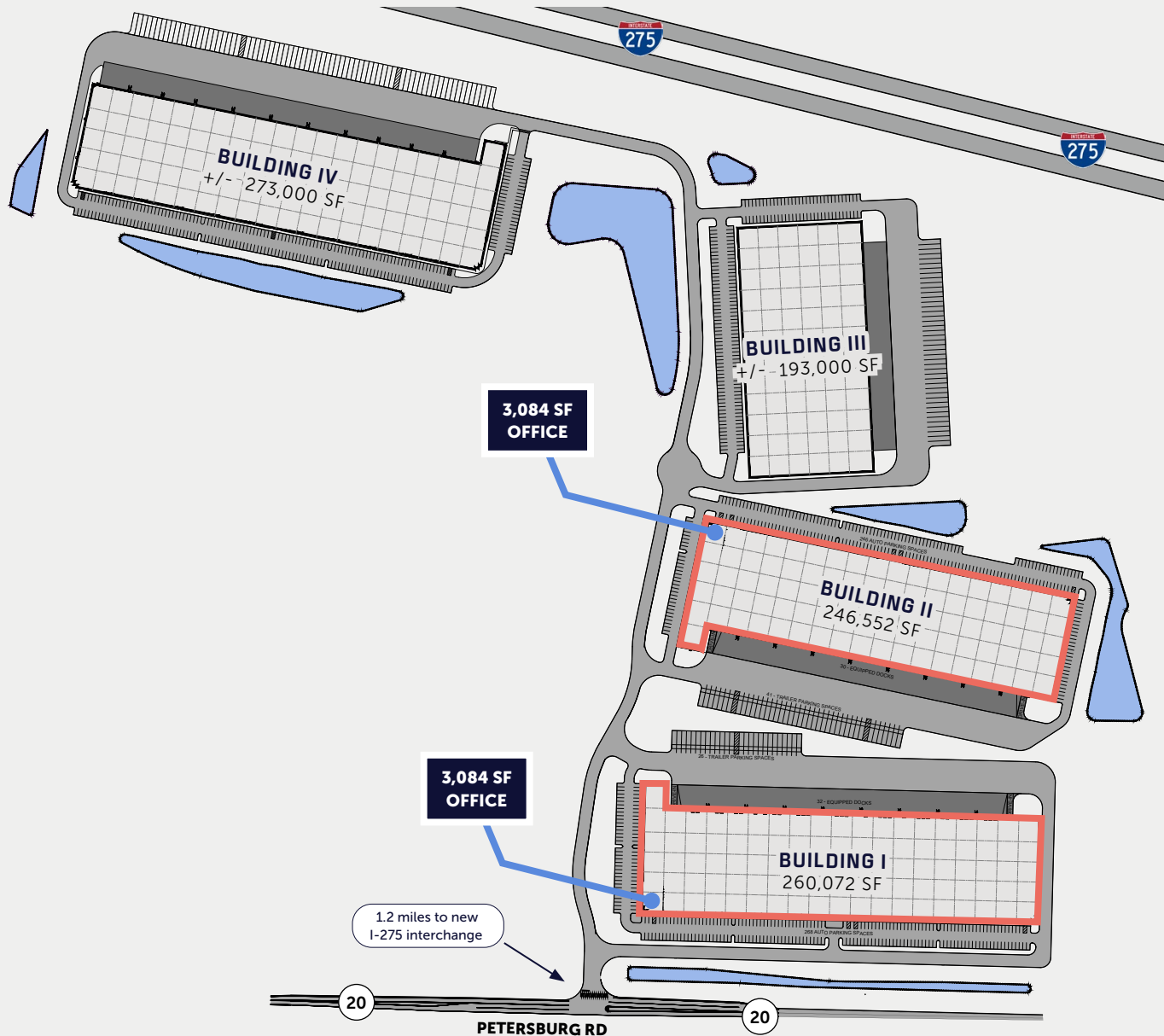
BUILDING I: 19.55 acres

BUILDING II: 16.84 acres

BUILDING III: 13.83 acres

BUILDING IV: 27.21 acres

COMMON AREAS: 7.34 acres



Building I

AVAILABLE IMMEDIATELY

Building II

AVAILABLE IMMEDIATELY

WATER

Boone Co. Water

SEWER

Boone Co. Sewer Dept.

POWER & GAS

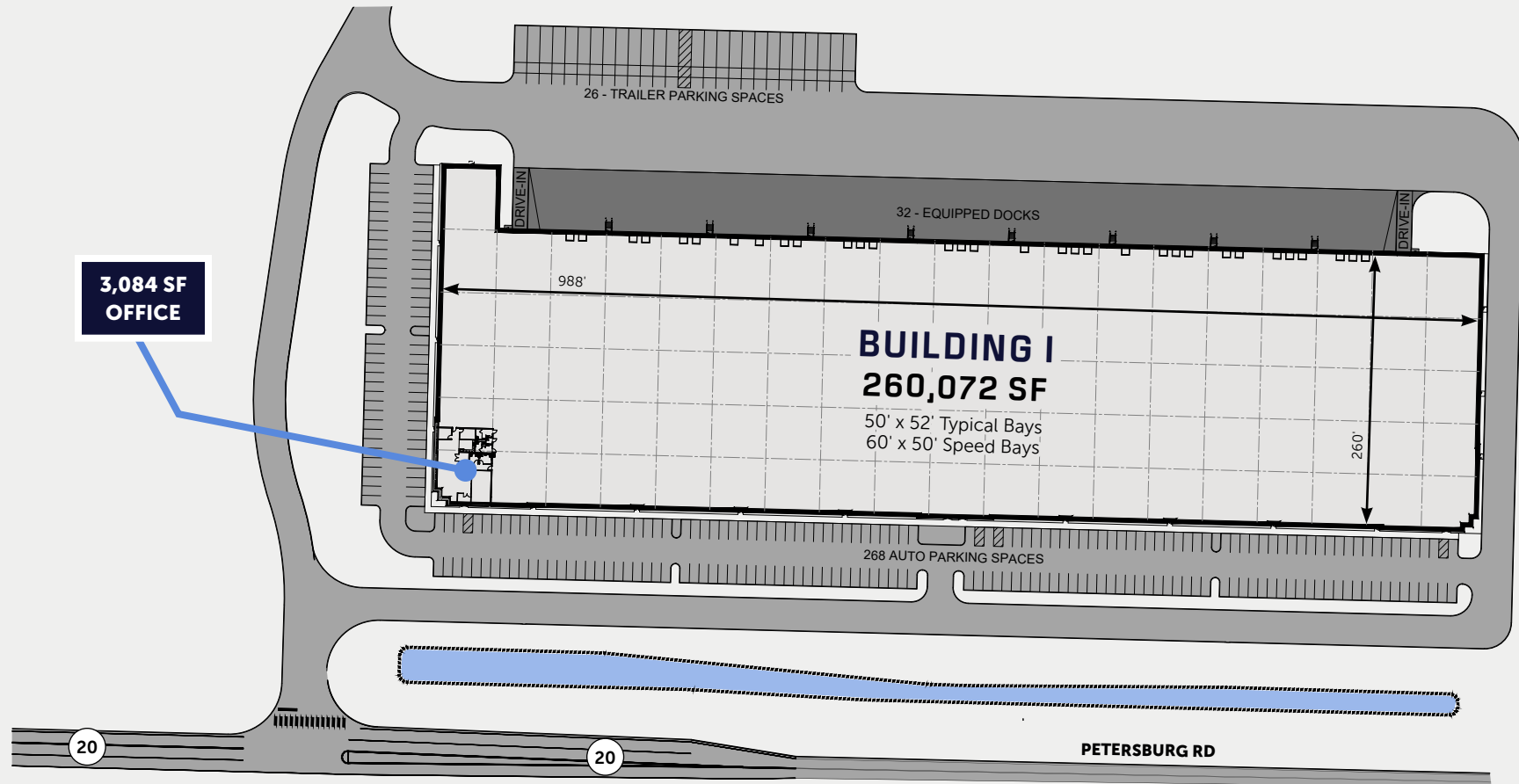
Duke Energy

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

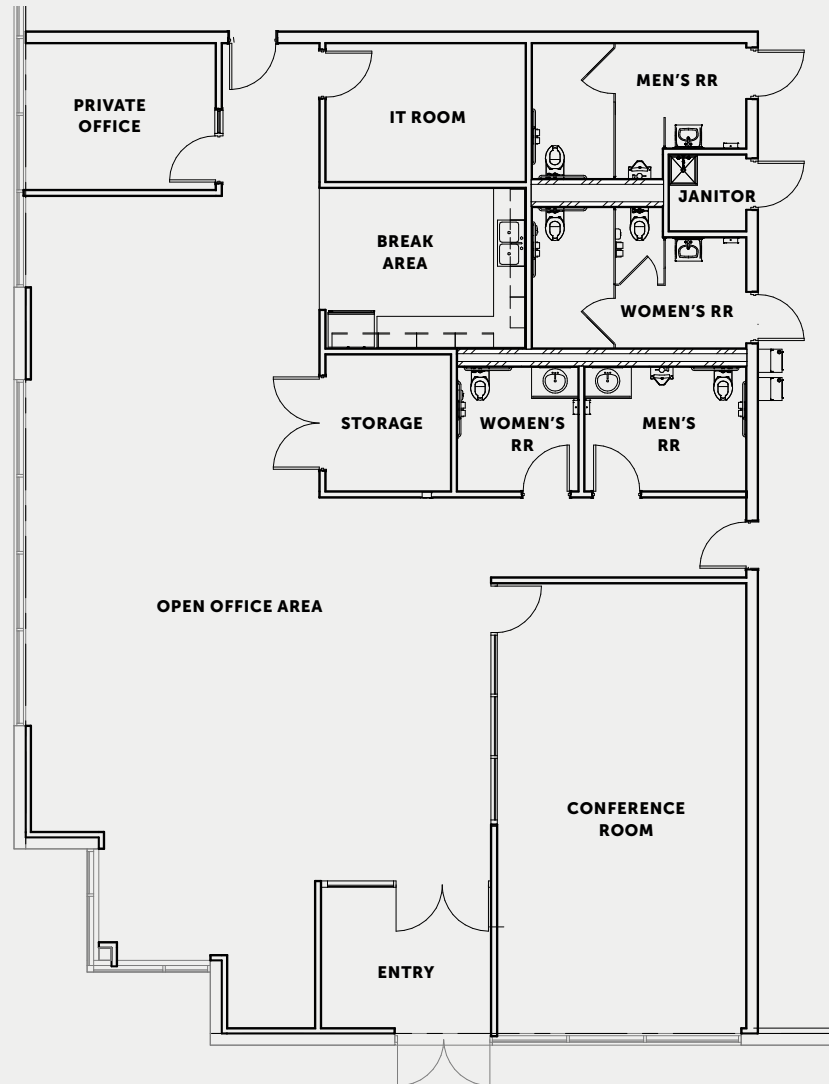
(2) 2,000-amp 480/277v
three-phase servicesAVAILABLE IMMEDIATELY
for Fixturing

SEEKING LEED® CERTIFICATION

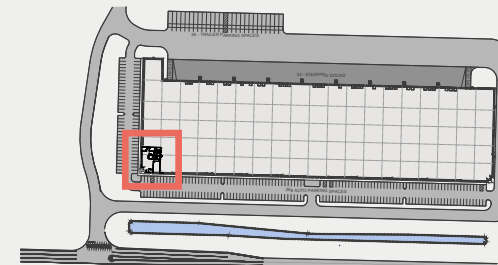


BUILDING I OFFICE LAYOUT

2440 AIRWEST BOULEVARD, BURLINGTON, KY 41005



3,084 SF
OFFICE AREA

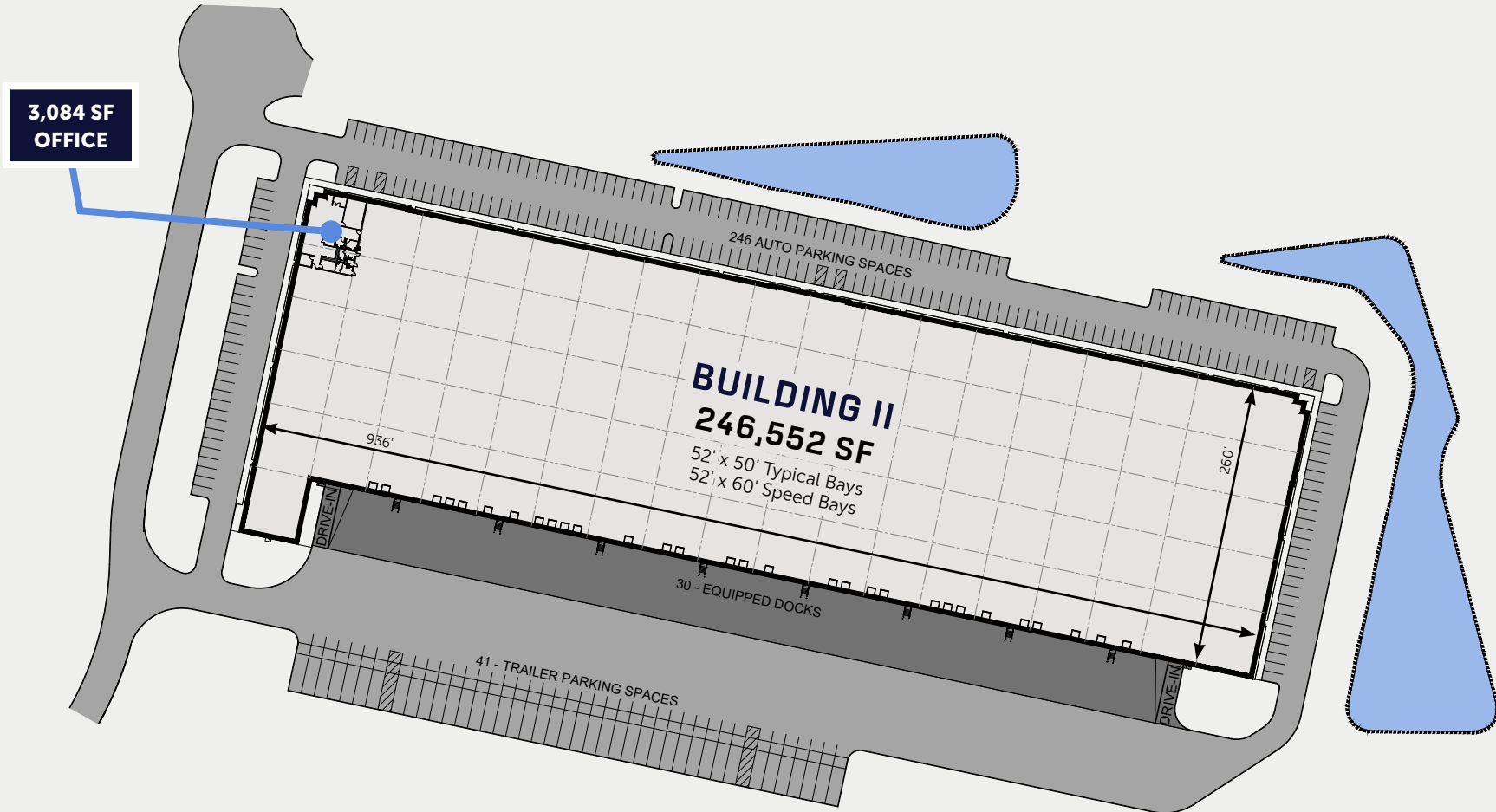




BUILDING II SITE PLAN 16.84 ACRES



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

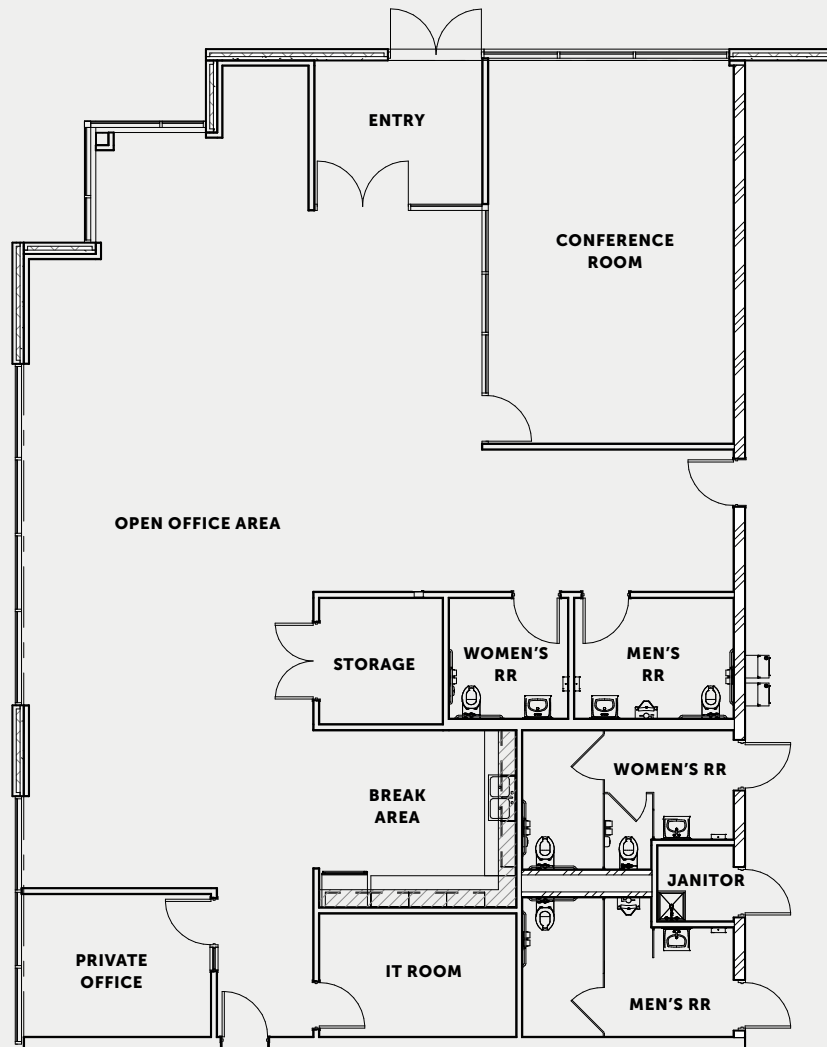
 2 drive-in doors

 7" thick unreinforced slab

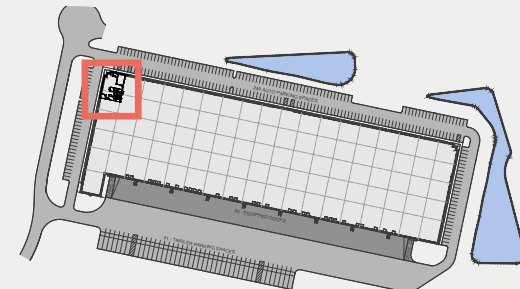
 (2) 2000-amp 480/277v three-phase services

AVAILABLE IMMEDIATELY
for Fixturing

SEEKING LEED® CERTIFICATION



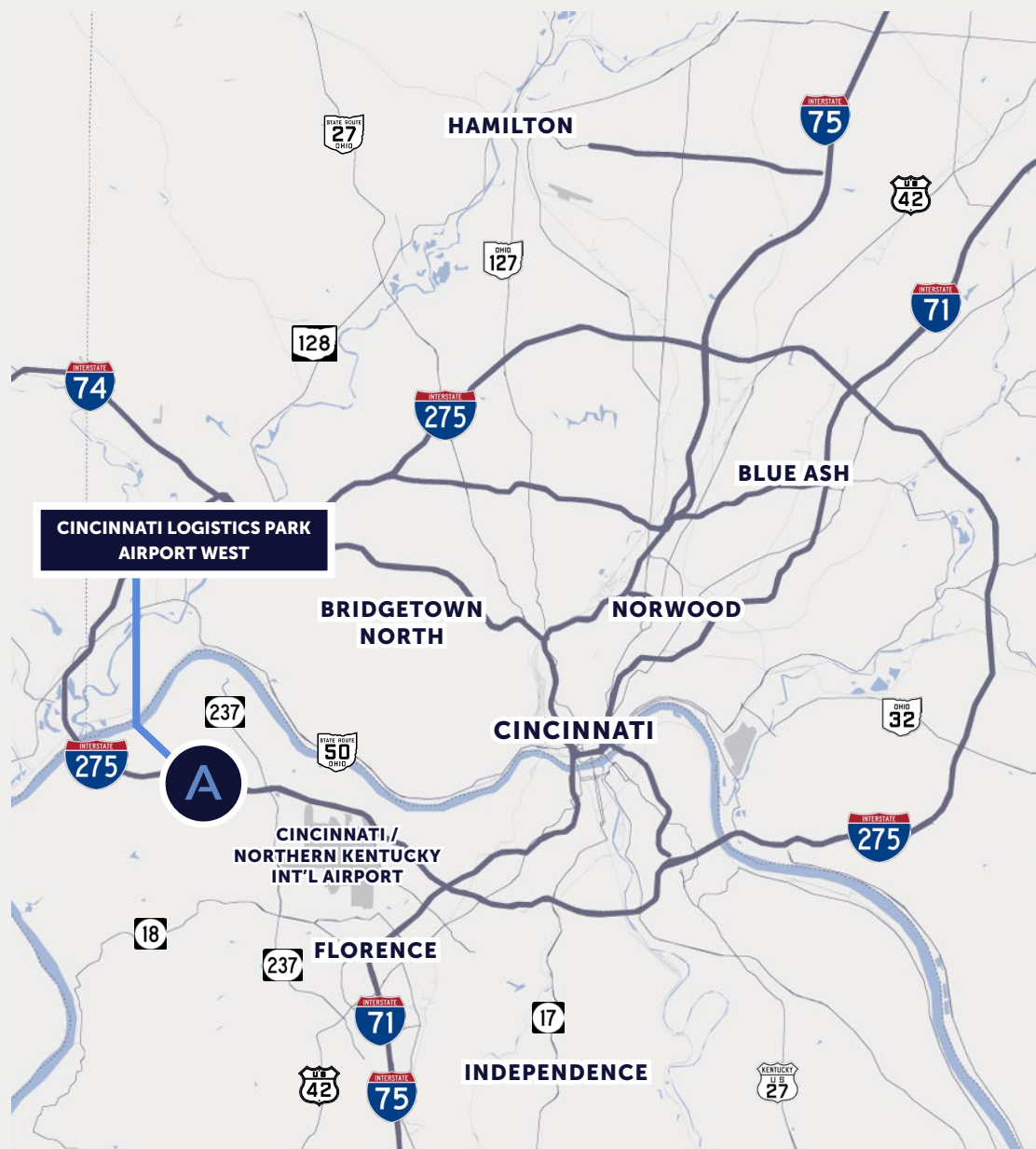
3,084 SF
OFFICE AREA

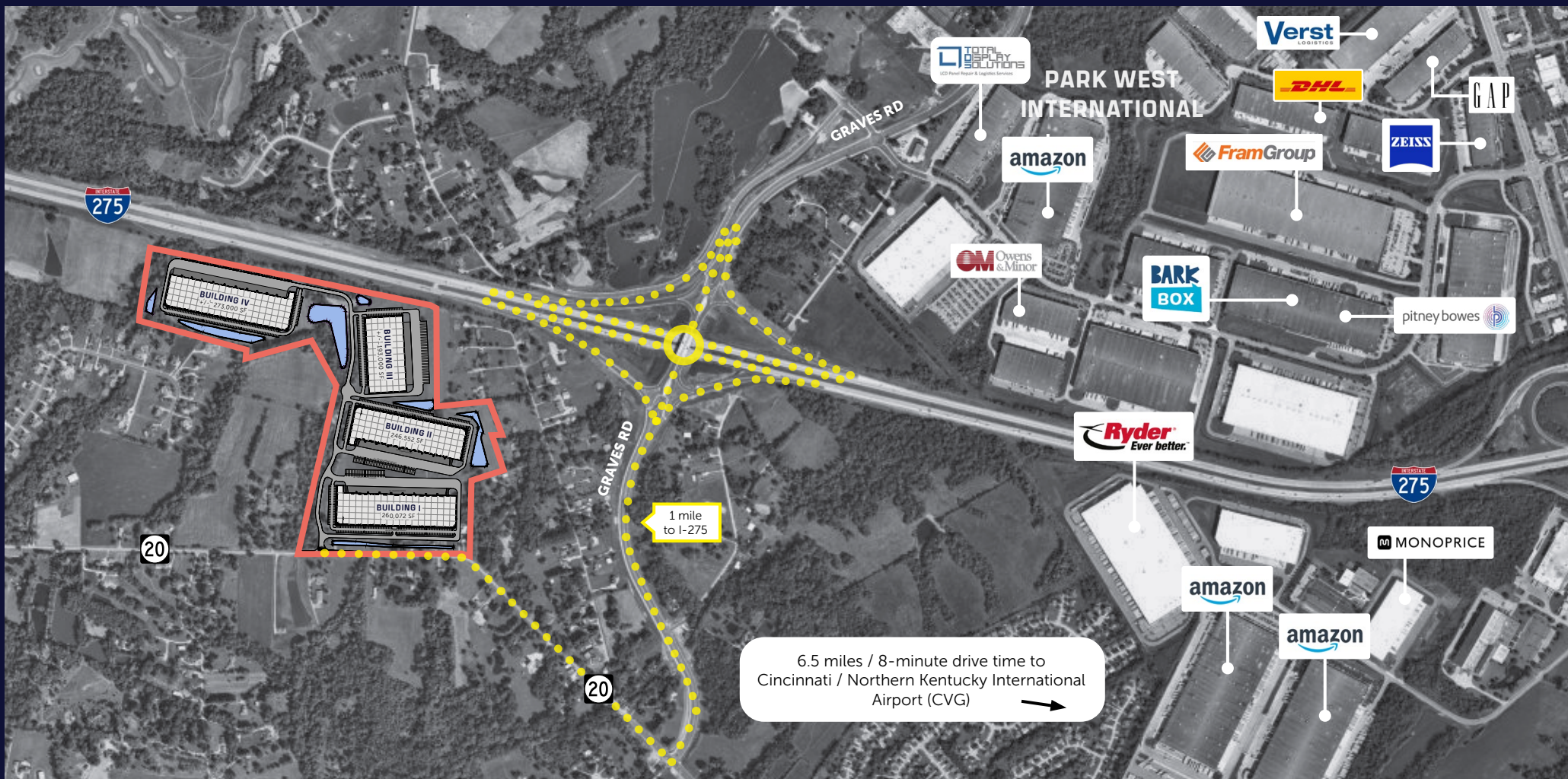


Located along I-275 just six miles west of the Cincinnati / Northern Kentucky International Airport, Cincinnati Logistics Park - Airport West offers immediate access to I-275, easy access to I-71, I-75 and I-74 and a large, skilled labor pool.

- 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

PARK WEBSITE

JOHN GARTNER, SIOR
Executive Vice President, Colliers
john.gartner@colliers.com | 513.562.2207

STEPHEN LINDLEY
Senior Vice President, Investments, Ambrose
slindley@ambrosepg.com | 317.414.2112

ERIN CASEY
Senior Vice President, Colliers
eric.casey@colliers.com | 513.562.2225

DAVID DUNBAR
Associate Market Officer, Ambrose
ddunbar@ambrosepg.com | 317.331.6100

ANDREW JACOB
Senior Associate, Colliers
andrew.jacob@colliers.com | 513.562.2254

AMBROSE

