



CLICK OR SCAN

Cincinnati Logistics Park - Airport West

85-ACRE CLASS A INDUSTRIAL PARK

40,000 - 176,893 SF AVAILABLE NOW IN BUILDINGS I & II

40,000 - 293,000 SF spaces available for build-to-suit

AMBROSE



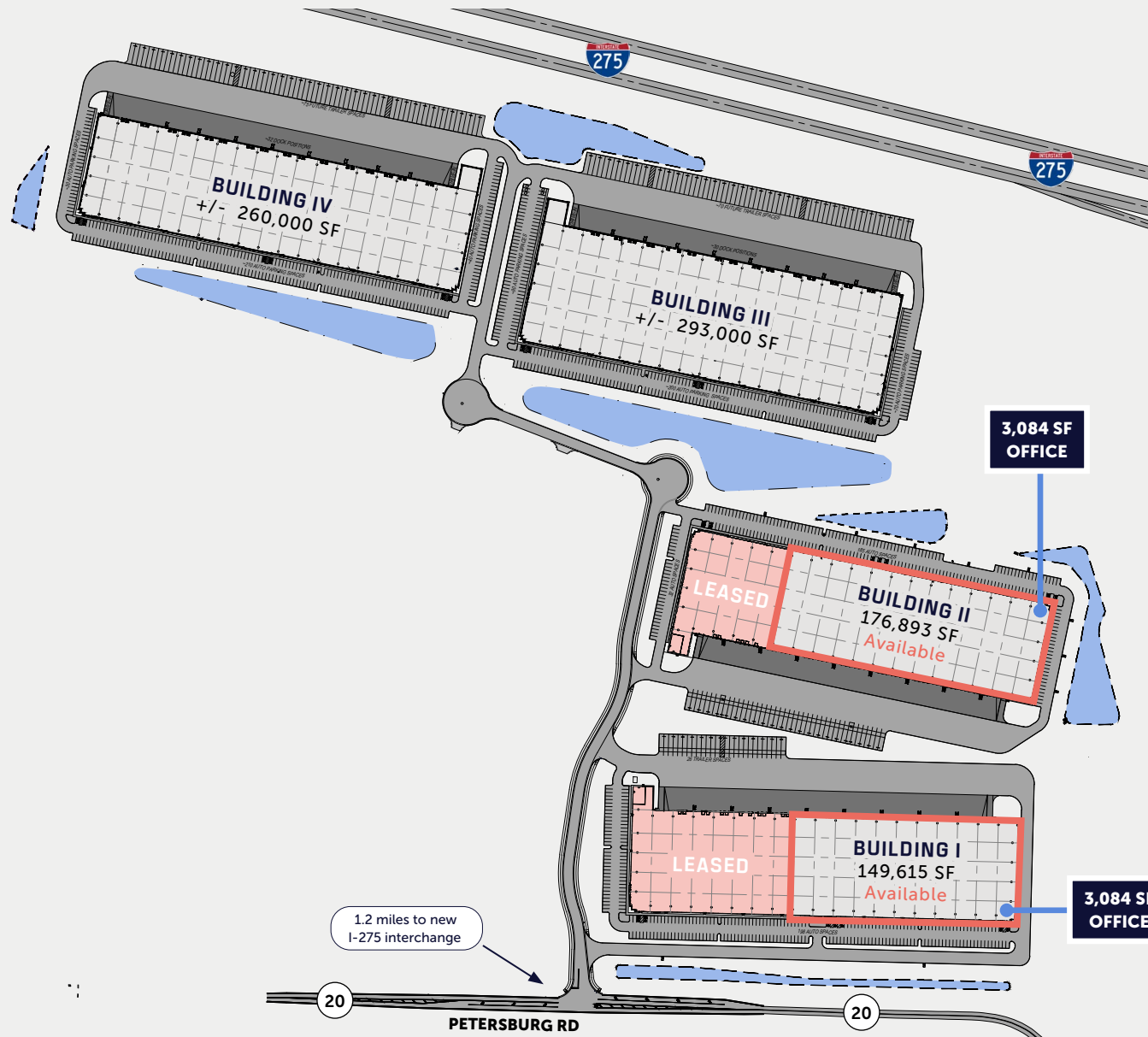
BUILDING I: 20 acres

BUILDING II: 17 acres

BUILDING III: 24 acres

BUILDING IV: 22 acres

COMMON AREAS: 2 acres



Building I

AVAILABLE NOW
for Immediate Occupancy

Building II

AVAILABLE NOW
for Immediate Occupancy

WATER

Boone Co. Water

SEWER

Boone Co. Sewer Dept.

POWER & GAS

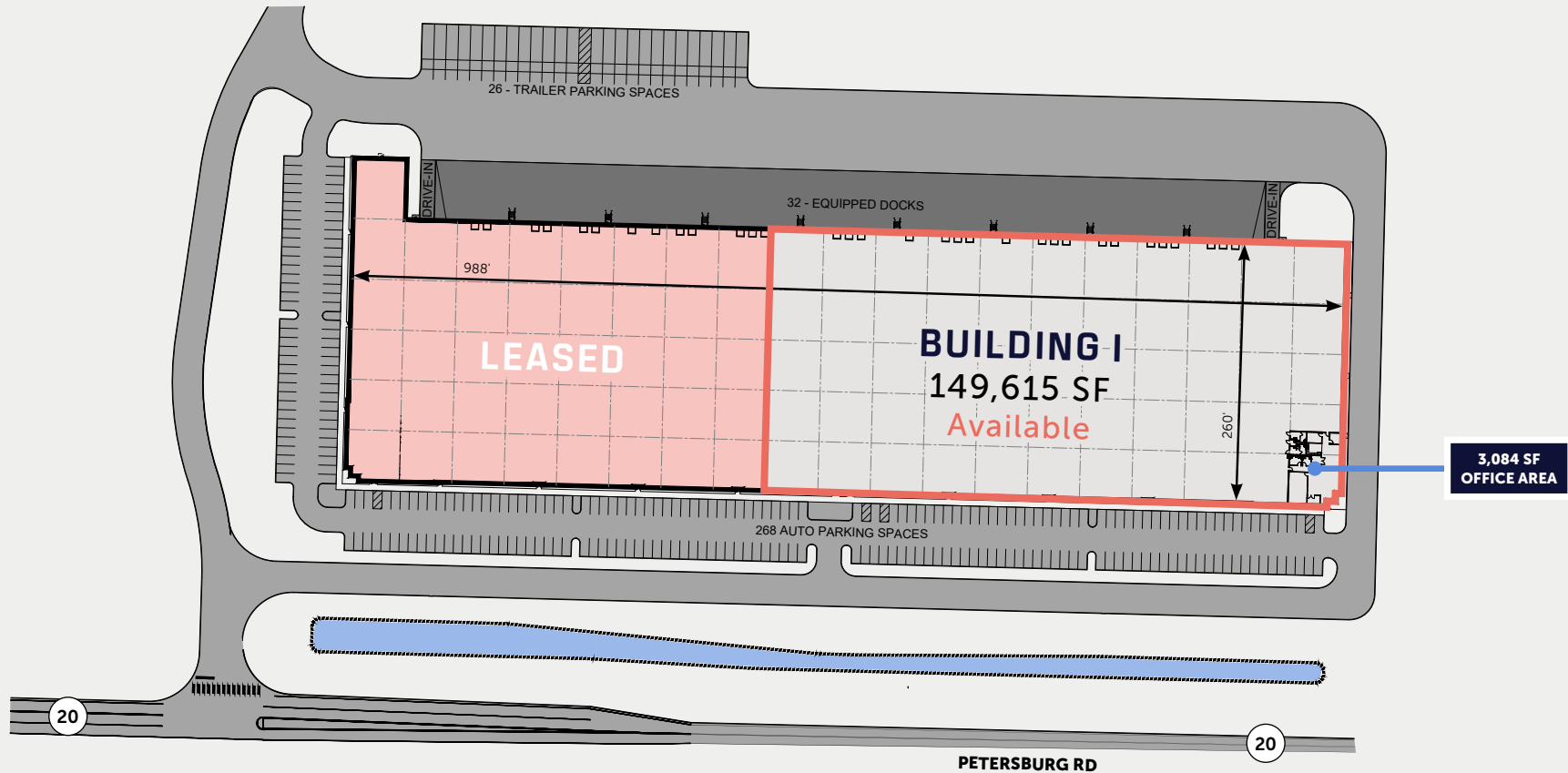
Duke Energy

DATA

Cincinnati Bell

**ALL BUILDINGS SEEKING
LEED® CERTIFICATION**

2440 AIRWEST BOULEVARD, BURLINGTON, KY 41005



BUILDING I 149,615 SF AVAILABLE

260,072 SF building

40,000 SF min. divisibility

3,084 SF office area

32' clear height

153 auto parking available

26 trailer parking available

50' x 52' typical bays

60' x 50' speed bays

19 docks available

1 drive-in door available

7" thick unreinforced slab

2,000-amp 480/277 v three-phase service

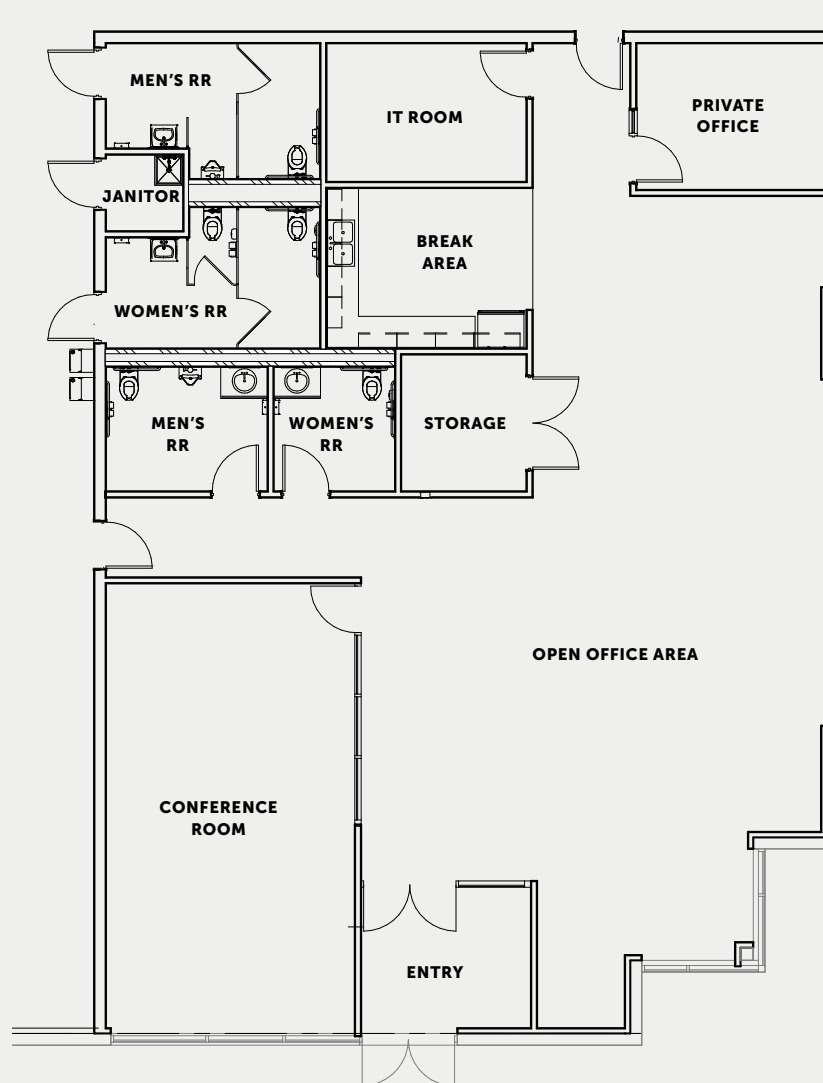
LEED Silver® Certified

**AVAILABLE NOW
FOR OCCUPANCY**

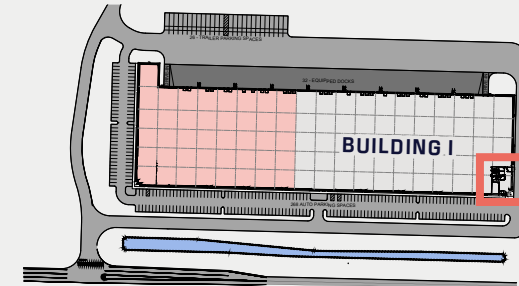


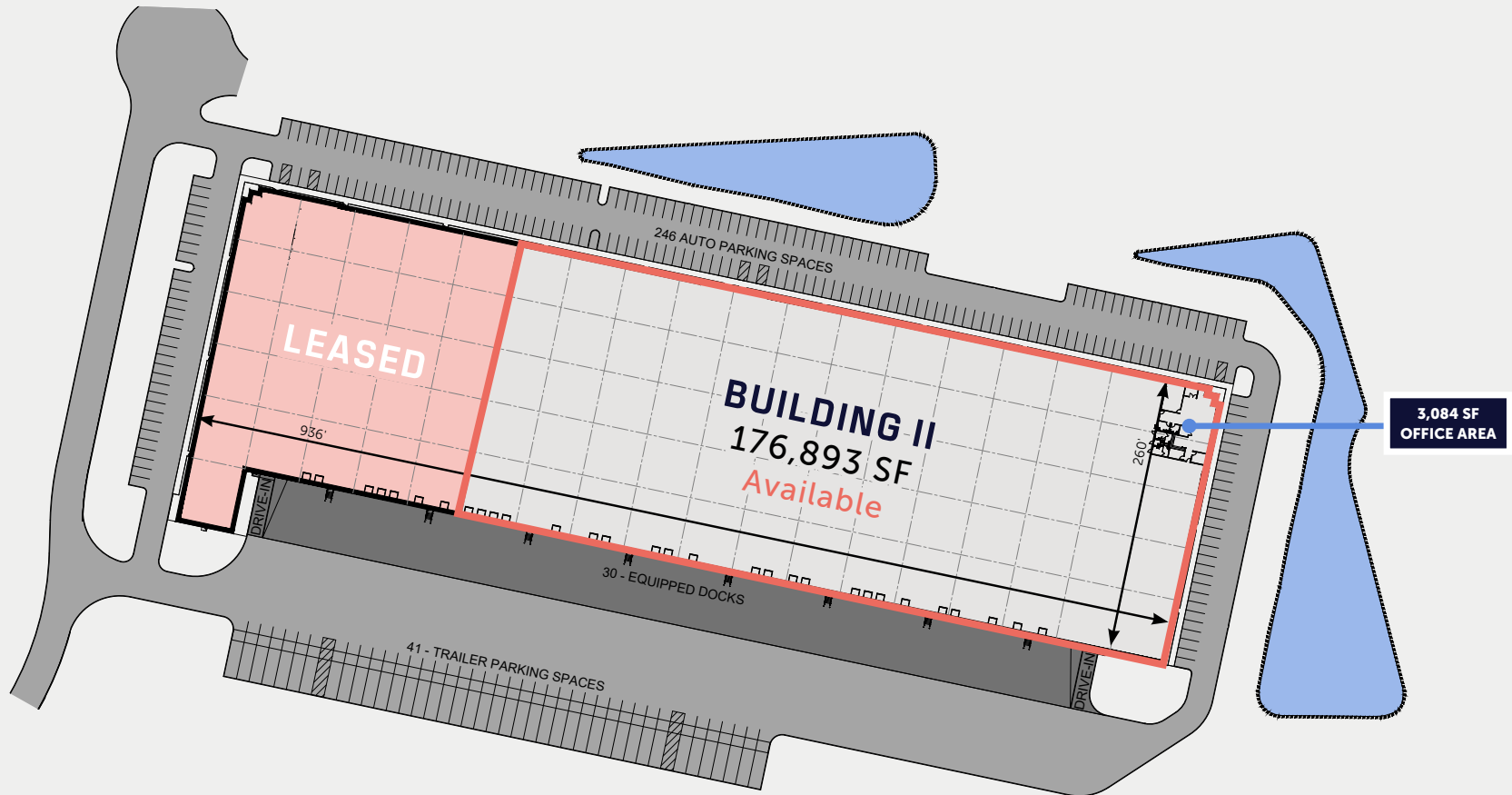
BUILDING I OFFICE LAYOUT

2440 AIRWEST BOULEVARD, BURLINGTON, KY 41005



3,084 SF
OFFICE AREA





BUILDING II 176,893 SF AVAILABLE

246,552 SF building

40,000 SF min. divisibility

3,084 SF office area

32' clear height

147 auto parking available

41 trailer parking available

50' x 52' typical bays

60' x 50' speed bays

23 docks available

1 drive-in door available

7" thick unreinforced slab

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

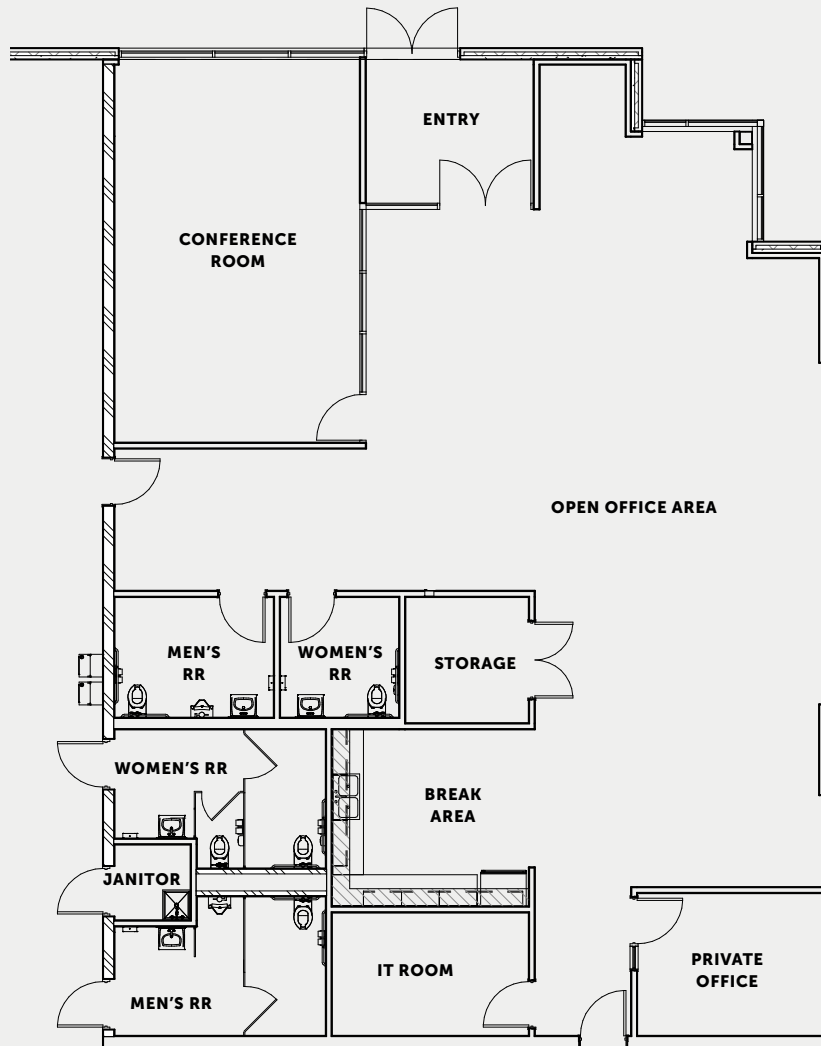
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**AVAILABLE NOW
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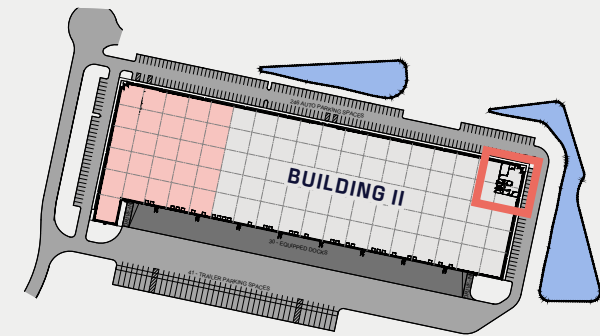


BUILDING II OFFICE LAYOUT

2424 AIRWEST BOULEVARD, BURLINGTON, KY 41005



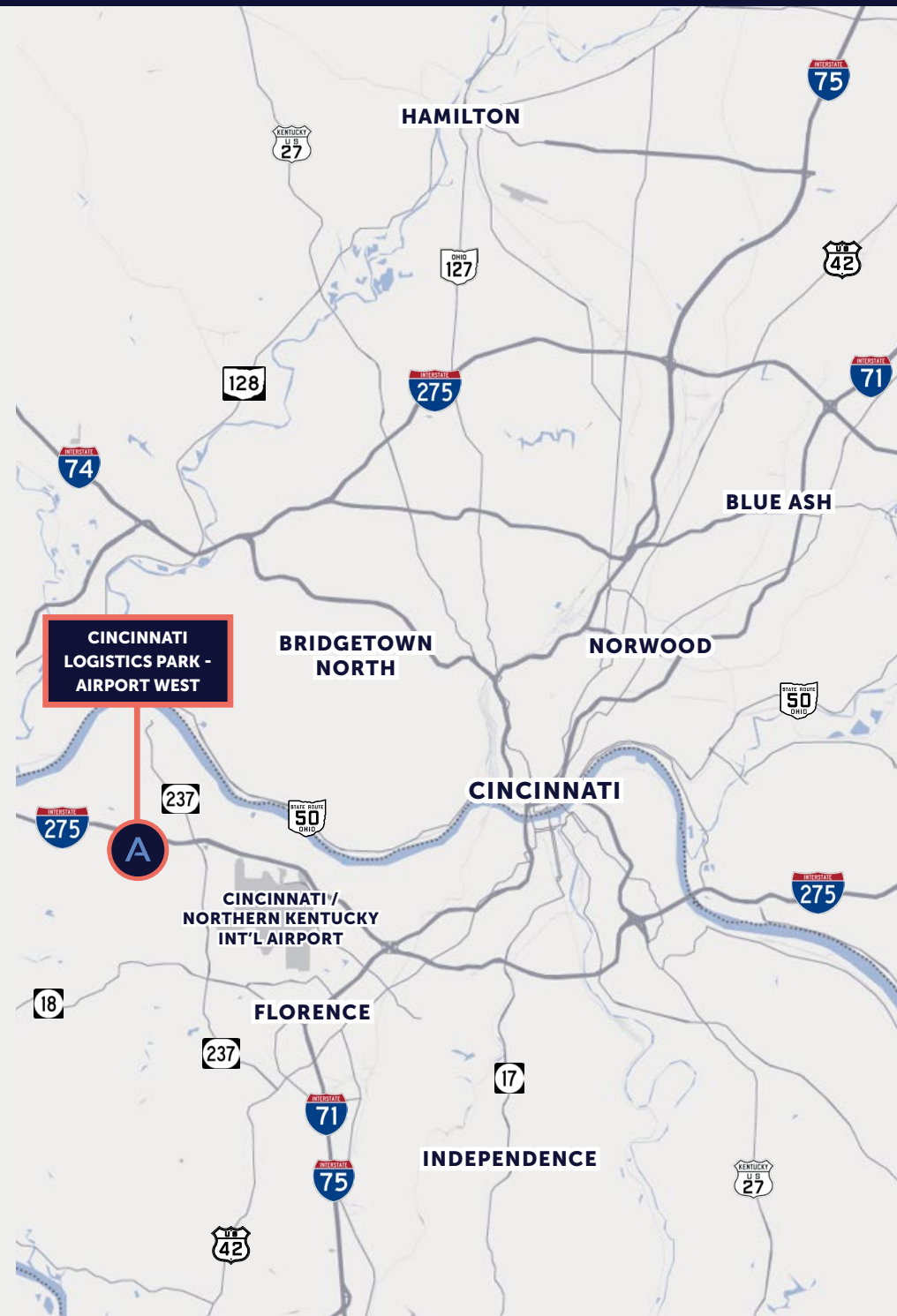
3,084 SF
OFFICE AREA



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

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AMBROSE

