



FOR LEASE

Park West International E

2055 Global Way

Hebron, Kentucky 41048

155,370 SF

- Class A Construction
- Divisible
- Institutional-grade business park
- Excellent access to I-75, I-275, and Cincinnati/Northern Kentucky International Airport
- Nearby amenities include hotels, restaurants, and retail

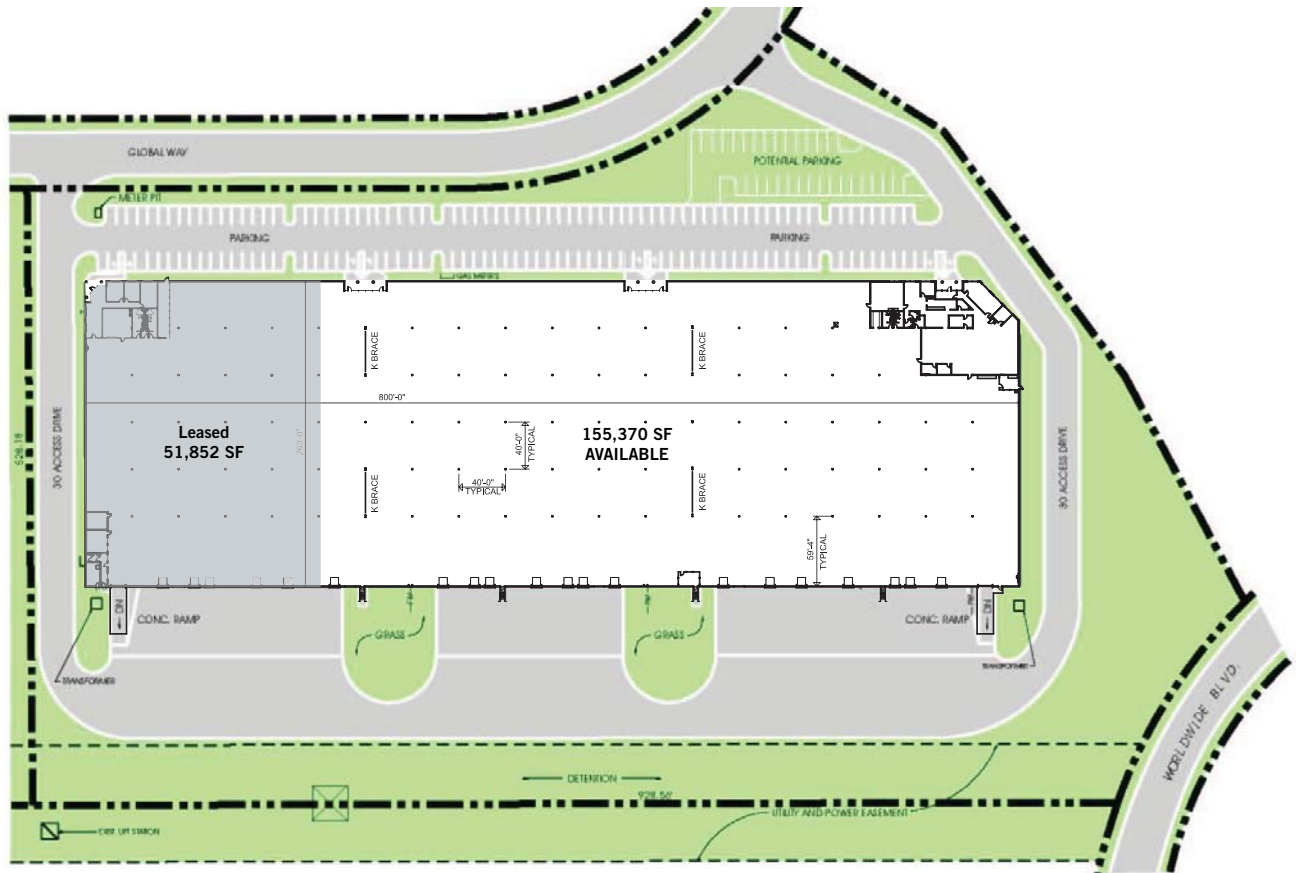


For more information, contact:

Jeffrey R. Bender, SIOR, CCIM
513-763-3046
jeff.bender@cassidyturley.com

Cassidy Turley
221 E Fourth Street, Suite 2600
Cincinnati, OH 45202
513-421-4884
513-421-1215
cassidyturleyindustrial.com

**Cassidy
Turley** / Commercial
Real Estate Services



Park West International is a world-class business park located to the west of Cincinnati/Northern Kentucky International Airport via I-275 and is easily accessible to the I-75 corridor, stretching from northern Michigan to Florida.

Property Specifications

- 155,370 SF
- 7,712 SF office
- 15 docks, 1 drive-in
- 28' clear
- 12.085-acre site
- Divisible

Jeffrey R. Bender, SIOR, CCIM
 513-763-3046
 jeff.bender@cassidyrturley.com

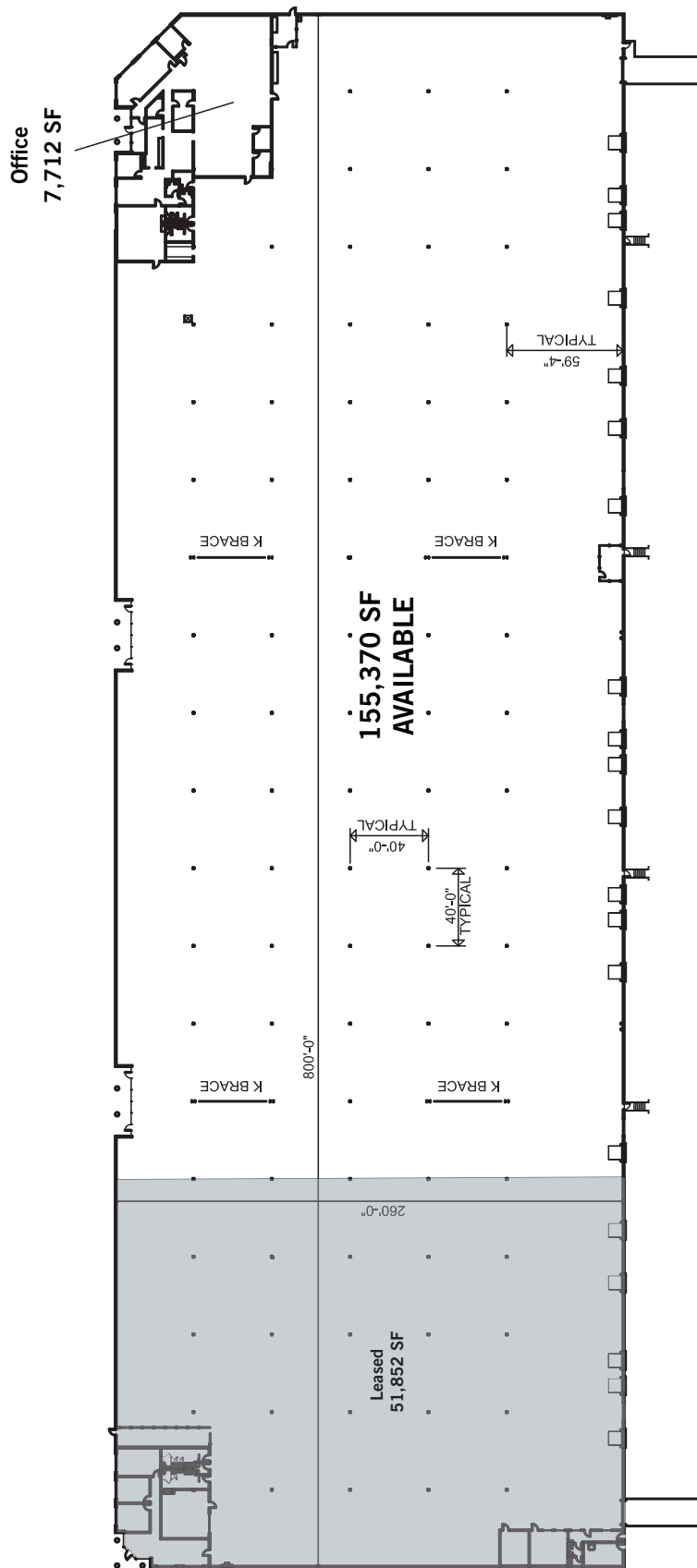
**Cassidy
 Turley** Commercial
 Real Estate Services

2055 Global Way Hebron, Kentucky 41048

Total Building Area:	207,222 square feet
Available Area:	155,370 square feet (divisible) 7,712 sf office. 15 docks, 1 drive-in.
Year Built:	1998
Construction Type:	Tilt-up concrete
Land Area:	12.085 acres
Ceiling Height:	28' clear
Column Spacing:	40' x 40'; 40' x 60' staging bay
Bay Size:	40' x 260' (10,400 sf)
Dimensions:	800' x 260'
Truck Doors:	21 dock doors with vision panels, Rite Hite levelers & seals 2 drive-in doors 19 knockout panels
Truck Court:	130' truck court; 60' concrete truck apron
Roof:	Ballasted EPDM
Floor:	6" concrete slab
Lighting:	Metal halide and energy efficient fluorescent
Sprinkler System:	ESFR
HVAC:	Gas unit heaters
Utilities:	
Electric:	Duke Energy (513.421.9500)
Gas:	Duke Energy (513.421.9500)
Water:	Northern Kentucky Water Service District (859.578.9898)
Sewer:	Sanitation District #1 (859.578.7450)
Telephone:	Cincinnati Bell Telephone (513.566.5050)
Zoning:	I-1, Light Industrial Boone County



Governing Jurisdiction:	Unincorporated Boone County
Parking:	148 auto spaces, including 8 accessible spaces
Operating Expenses:	\$1.08/sf/year
Lease Rate:	\$3.25/sf NNN



Jeffrey R. Bender, SIOR, CCIM
 513-763-3046
 jeff.bender@cassidyturley.com

Cassidy
 Turley / Commercial
 Real Estate Services