

TED
BUSHELMAN
BLVD



MODERN BULK DISTRIBUTION, FLORENCE, KY

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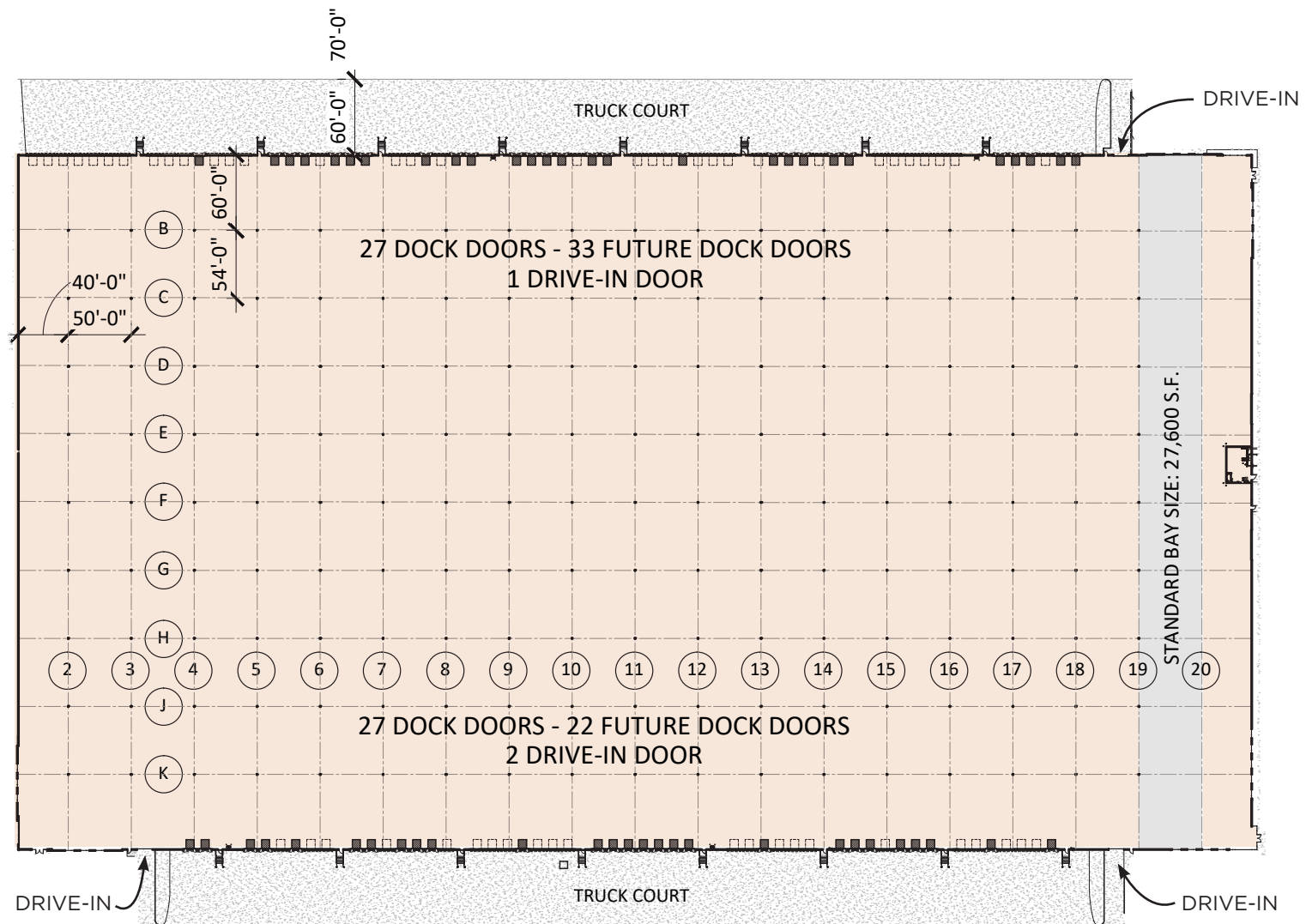
LOCATION	City of Florence, KY (Boone County)
BUILDING SIZE	541,250 SF (980' x 552')
OFFICE SIZE	±40,000 SF in various locations throughout the building
YEAR BUILT	2018
ACRES	40.365 Acres
CONSTRUCTION	Pre-cast concrete 10" insulated precast panels with R-10 rating
CLEAR HEIGHT	36'
ROOF	Mechanically fastened TPO sure-weld reinforced 45-mil roof system with 15-year warranty and R-20 rating
LIGHTING	LED fixtures
ELECTRIC	1600a, 277-480v, 3 phase (Split into (2) 800a services)
HVAC	Four (4) roof mounted 80/20 direct gas-fired make-up air handling units; Partial areas Air Conditioned
FIRE SUPPRESSION	ESFR with K-22 heads
FLOORS	7" unreinforced 4,000 psi concrete slab
BAY SIZE	60' x 50' Speed Bay
COLUMN SPACING	54' x 50'
DOCK DOORS	(57) dock doors (expandable); (53) fully equipped with 40,000 lb levelers and (3) with trash compactors
DRIVE-IN DOORS	Three (3) 12' x 14'
TRAILER PARKING	95 Spaces
AUTO PARKING	465 Spaces
ELECTRIC/GAS	Duke Energy
WATER/SEWER	City of Florence
TELEPHONE/DATA	Cincinnati Bell/Alta Fiber
ZONING	Boone County - Airport District Zoning



Located in a **Qualified Opportunity Zone**

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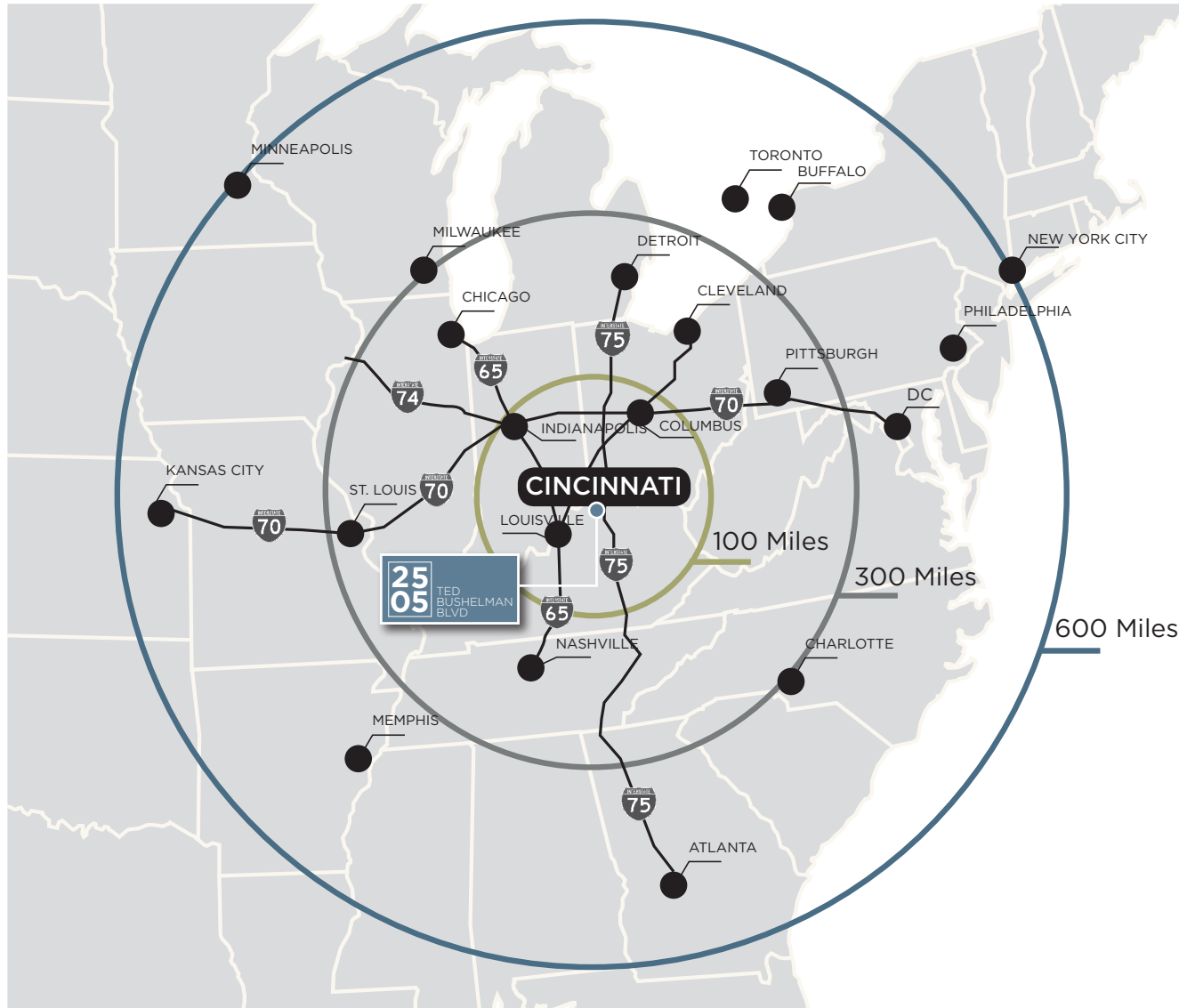
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NEAREST DRIVE TIMES



Downtown Cincinnati
25 Minutes



Downtown Dayton
40 Minutes



CVG International Airport
35 Minutes



Downtown Columbus
90 Minutes

TRANSPORTATION



7th
Largest Cargo
Airport in U.S.



ONE
Day's Drive to
60% of Population



15th
Busiest inland
port in the U.S.



3
Intermodal
terminals/yards

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