

THREE  
SPACE  
OPTIONS  
AVAILABLE  
NOW

# PARK WEST INTERNATIONAL

Building N2 | 387,200 SF AVAILABLE

1765 Worldwide Blvd, Hebron, KY 41048



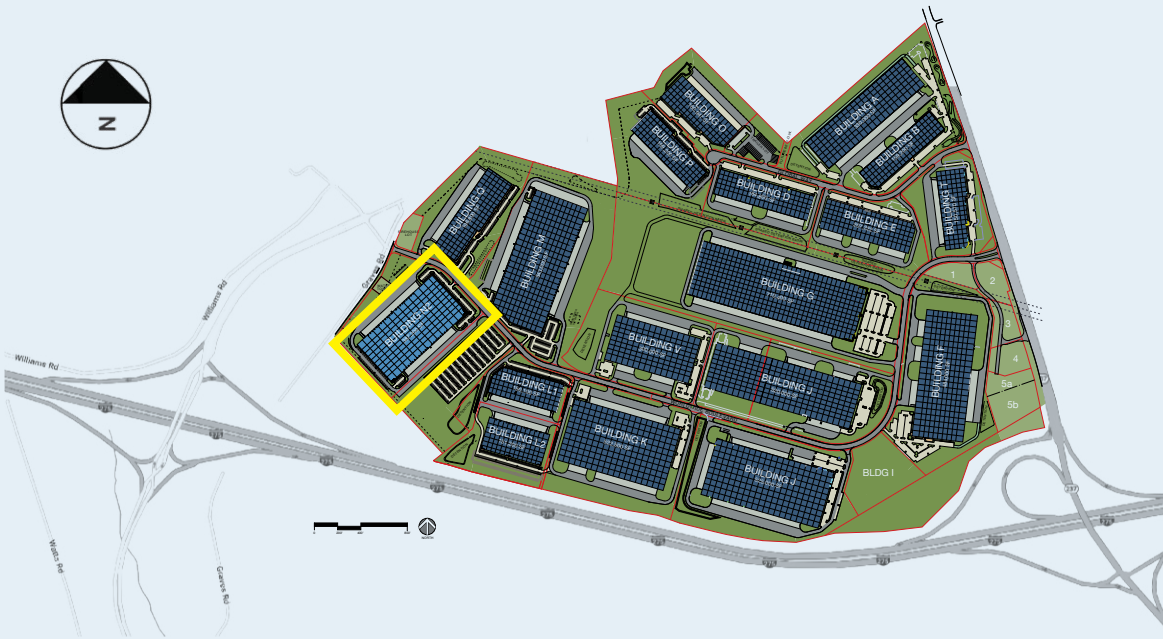
[View Property Video](#)

Colliers

 **IDI Logistics**

[www.idilogistics.com](http://www.idilogistics.com)

# PARK WEST INTERNATIONAL



## PARK BENEFITS

- Within a 2-day drive of 60% of the U.S. population
- Located in pro-business Boone County, KY
- Easy access to I-275 and only minutes from I-71/I-75
- Adjacent to new Graves Rd. interchange
- Diverse and affordable labor availability
- Affordable housing in region
- Professionally landscaped Class A business environment
- Excellent transportation infrastructure
- Convenient access to a variety of restaurant and retail amenities
- Public transportation available via TANK bus service
- Partially secured fencing with Guard shack - Potential to fully securitize the facility

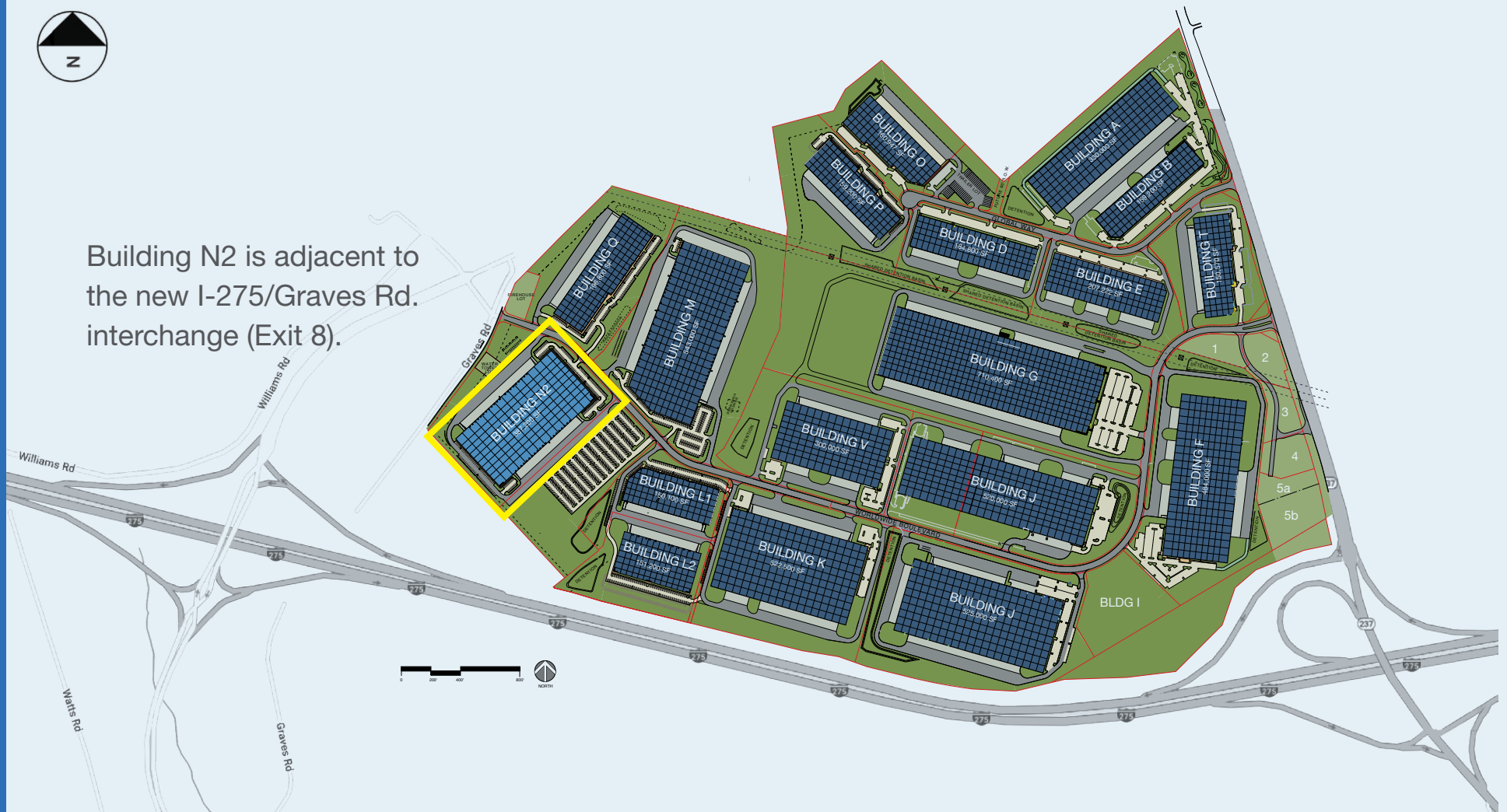
Park West International is one of Greater Cincinnati's premier industrial parks. With convenient access to the regional highway system, high visibility along I-275 and close proximity to local amenities, Building N2 is an ideal location for local, regional and national distribution.



# PARK WEST INTERNATIONAL



Building N2 is adjacent to the new I-275/Graves Rd. interchange (Exit 8).





# PARK WEST INTERNATIONAL





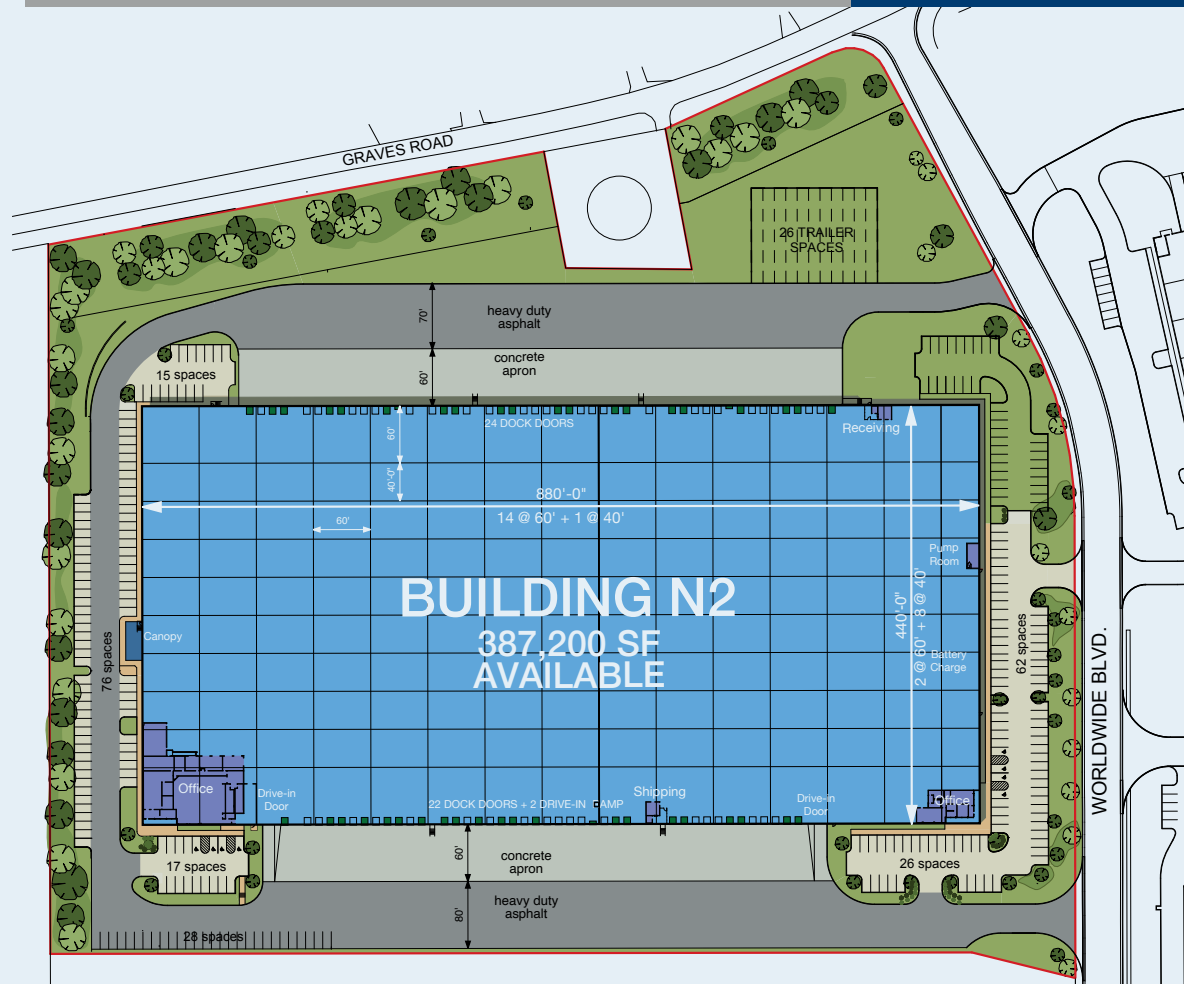
# 387,200

available square feet

## Option 1 (Total Building)

CLEAR HEIGHT: 32'

OFFICE SPACE: 11,740 SF



### BUILDING SPECIFICATIONS

DOCK DOORS: 47

42 fully-loaded w/ lights, seals, locks & 40,000 lb. levelers

DRIVE-IN DOORS: 2

AUTO PARKING: 223 spaces

LOADING: Cross-dock

COLUMN SPACING: 60' x 40'

STAGING BAY: 60' x 60'

BUILDING DEPTH: 440'

TRUCK COURT: 130' - 140'

LIGHTING: T-5

POWER: 4,200 amps  
480/277 volt  
3 phase  
(expandable to 6,000)

FIRE SPRINKLER: ESFR

FULLY AIR CONDITIONED

CLERESTORY WINDOWS

SHIPPING/RECEIVING OFFICES

# 211,200 available square feet

## Option 2

CLEAR HEIGHT: 32'

OFFICE SPACE: 8,183 SF



## BUILDING SPECIFICATIONS

DOCK DOORS: 27

26 fully-loaded w/ lights, seals, locks & 40,000 lb. levelers

DRIVE-IN DOORS: 1

AUTO PARKING: 135 spaces

LOADING: Cross-dock

COLUMN SPACING: 60' x 40'

STAGING BAY: 60' x 60'

BUILDING DEPTH: 440'

TRUCK COURT: 130'

LIGHTING: T-5

POWER: 3,000 amps,  
480/277 volt  
3 phase

FIRE SPRINKLER: ESFR

FULLY AIR CONDITIONED

CLERESTORY WINDOWS

# 176,000 available square feet

## Option 3

CLEAR HEIGHT: 32'

OFFICE SPACE: 3,557 SF



### BUILDING SPECIFICATIONS

DOCK DOORS: 20

16 fully-loaded w/ lights, seals, locks & 40,000 lb. levelers

DRIVE-IN DOORS: 1

AUTO PARKING: 88 spaces

LOADING: Cross-dock

COLUMN SPACING: 60' x 40'

STAGING BAY: 60' x 60'

BUILDING DEPTH: 440'

TRUCK COURT: 130'

LIGHTING: T-5

POWER: 1,200 amps,  
480/277 volt  
3 phase  
(expandable to 3,000)

FIRE SPRINKLER: ESFR

FULLY AIR CONDITIONED

CLERESTORY WINDOWS

SHIPPING/RECEIVING OFFICES

# PARK WEST INTERNATIONAL

Class A Development with Easy Access to Major Highways and Transportation Hubs



## DRIVING DISTANCES

### MAJOR ROADS & CITIES

I-75/71 .....	8.7 miles
Downtown Cincinnati .....	16 miles
Lexington, KY .....	83 miles
Louisville, KY .....	99 miles

### SHIPPING

DHL Global Hub .....	8 miles
FedEx .....	17 miles
Amazon Prime Air Hub .....	8 miles
UPS .....	16 miles
UPS Worldport .....	107 miles

### INTERMODAL

Norfolk Southern .....	18 miles
CSX .....	18 miles

### AIRPORT

Northern Kentucky International Airport (CVG) .....	5 miles
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## ABOUT IDI LOGISTICS

IDI Logistics is a leading developer and manager of logistics real estate in the U.S. Our fully-integrated logistics platform has a long track record of speculative development, build-to-suits and value-add acquisitions.

We are dedicated to serving our customers with exceptional quality and service.



For more information, or to set up a tour, please contact:

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