



AVAILABLE NOW

C5 75 LOGISTICS CENTER SOUTH

100 Final Mile Blvd., Unincorporated Boone Cty., KY 41094

891,314 SF Available

CBRE

LEASING AGENT



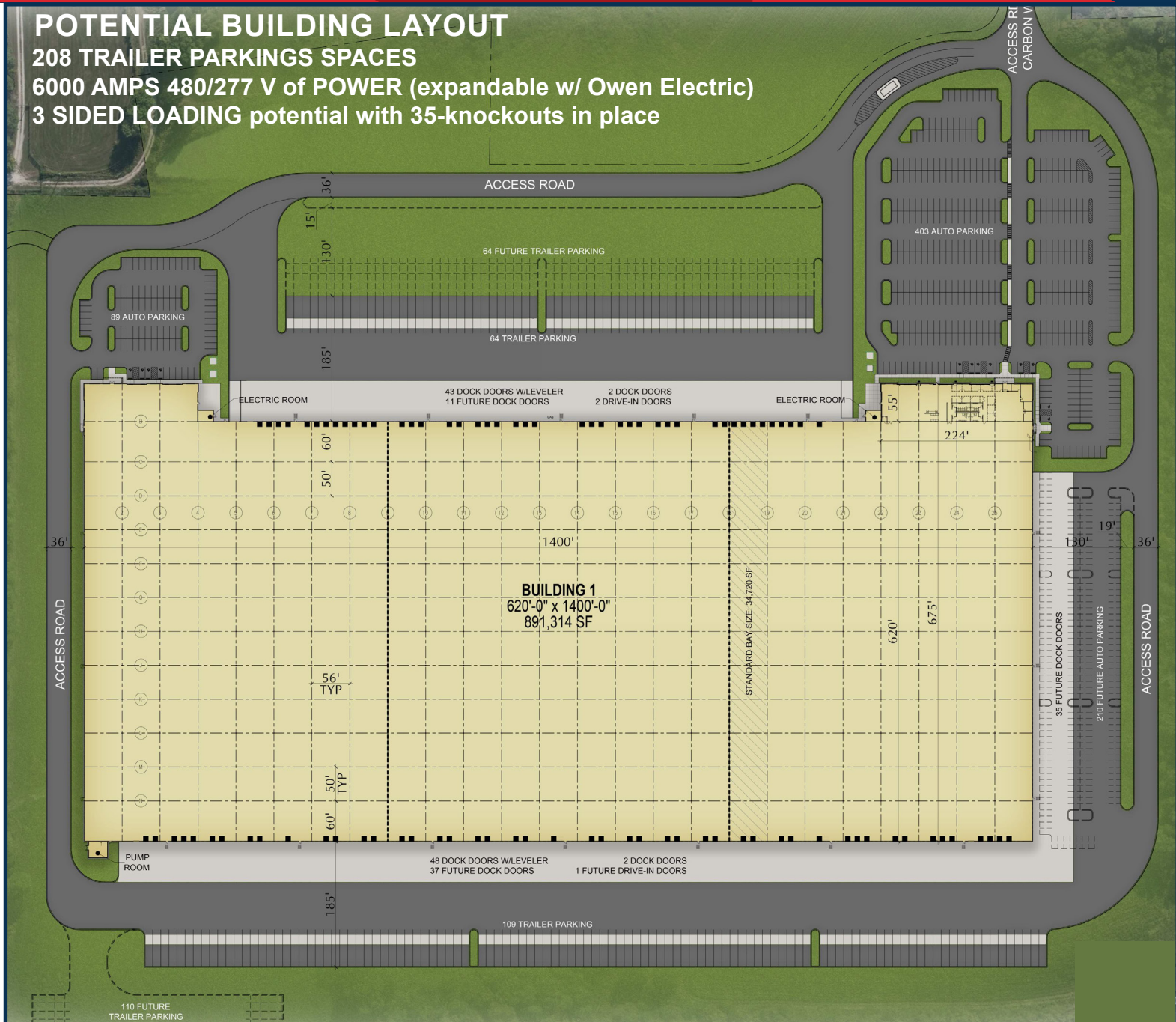
DEVELOPER

POTENTIAL BUILDING LAYOUT

208 TRAILER PARKINGS SPACES

6000 AMPS 480/277 V of POWER (expandable w/ Owen Electric)

3 SIDED LOADING potential with 35-knockouts in place



BUILDING SPECIFICATIONS

| | |
|----------------------------|--|
| Total Building Size | 891,314 SF (+/- 80.59 acres) |
| Office Area | 12,320 SF |
| Dimensions | 1400' wide x 620' deep (plus 2 office bump outs) |
| Configuration | Crossdock (3-sided loading potential) |
| Column Spacing | 56' x 50' (typical) / 56' x 60' (staging) |
| Clear Height | 40' minimum |
| Dock Doors | 95 (9' x 10'); 91 fully equipped (118 knock outs for future doors) |
| Drive-In Doors | 2 (14' x 16') (1 future drive-in ramp) |
| Truck Court Depth | 130' / 185' total depth |
| Auto Parking | 492 (expandable) |

| | |
|------------------------|--|
| Trailer Parking | 208 (expandable to 382) |
| Electrical | 6,000 amps, 480/277 v, and prepped for additional 6,000 amps (expandable) |
| Sprinkler | ESFR (K-25) |
| Lighting | LED (3 aisles/bay) 30 FC std. rack aisles |
| Floor Slab | 7" conventional concrete |
| Zoning | I-1 |
| Sustainability | White TPO roof, clerestory windows and curtain wall, double vision glass in dock doors, RACK energy rotation heating units, LED lighting, insulation at 100% of exterior walls, EV charging stations and native landscaping. |

C5 75 LOGISTICS CENTER SOUTH

Strategically positioned for optimal distribution, C5 75 Logistics Center South offers convenient access to multiple regional markets. The immediate access to I-71/75 via a new Double Crossover Diamond Interchange and close proximity to the Cincinnati/Northern Kentucky International Airport, Prime Air and DHL Super Hub translates to reduced transportation costs, faster delivery times and enhanced supply chain efficiency. Benefit from a robust labor pool and a business-friendly environment, all within the thriving logistics landscape of Northern Kentucky.





DISTANCE IN MILES

| | |
|--|------|
| I-75 / I-71 | 1.7 |
| Cincinnati Int'l Airport / Prime Air / DHL Super Hub | 16.3 |
| Cincinnati, OH | 19.2 |
| Norfolk Southern Railroad | 19.7 |
| CSX Railroad | 20.5 |
| Lexington, KY | 67 |
| Dayton, OH | 72.3 |
| Louisville, KY | 84.3 |
| Columbus, OH | 126 |
| Indianapolis, IN | 130 |

Benefits of a Double Cross Over Diamond Exchange

Safety — DCDs reduce wrong-way entries to ramps, the number of times opposing traffic crosses paths and the potential number of crash points for vehicles. They also reduce speeds, so if crashes do occur then they are less severe.

Efficiency — DCDs operate with fewer traffic signal phases, which increases the volume of traffic and decreases delays. The design also provides motorists with easier access to the highway without having to cross opposing traffic.

Source: <https://transportation.ky.gov>

