



AVAILABLE NOW

# C5 75 LOGISTICS CENTER SOUTH

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

**891,314 SF Available**

**CBRE**

LEASING AGENT



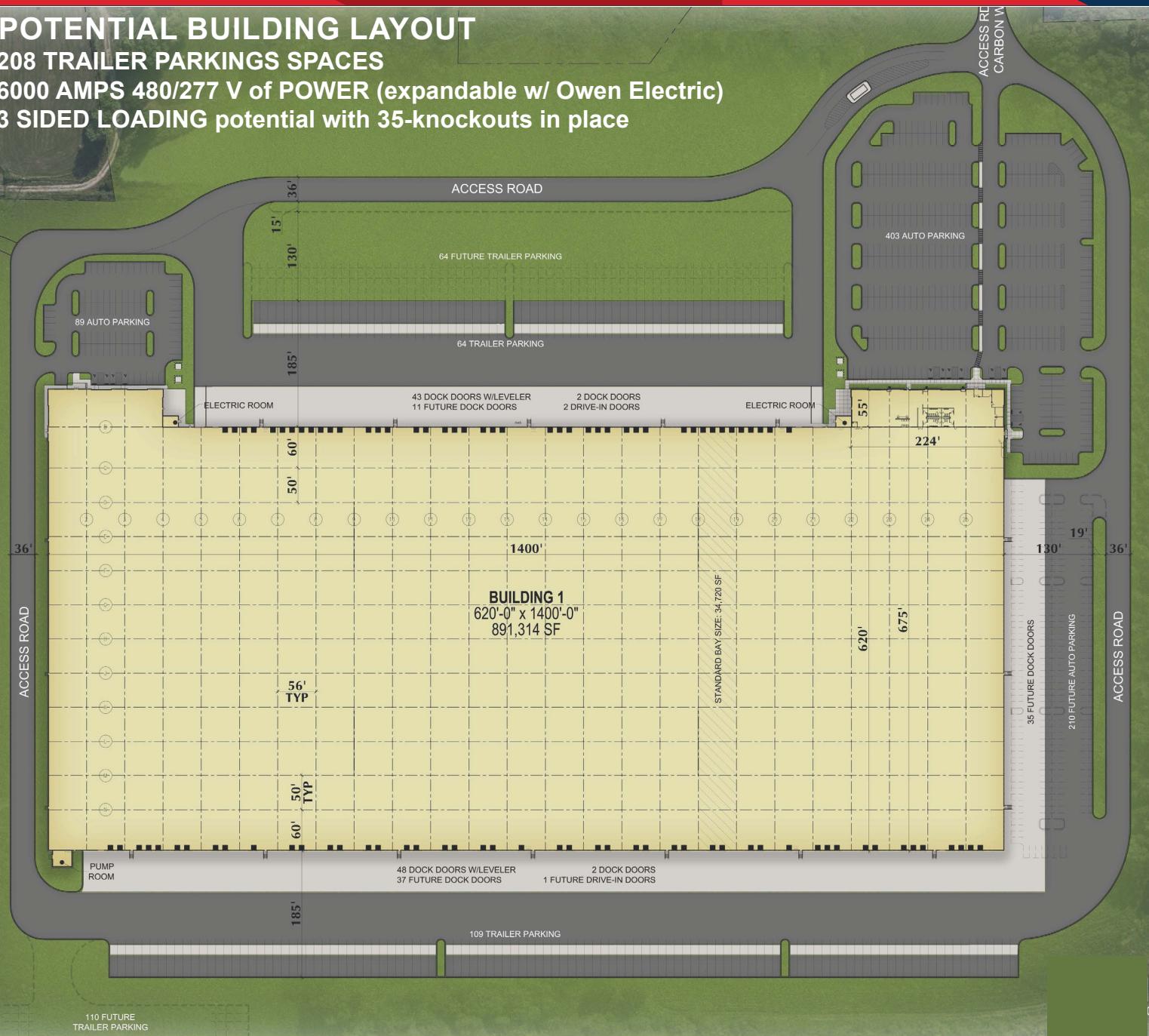
DEVELOPER

# 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



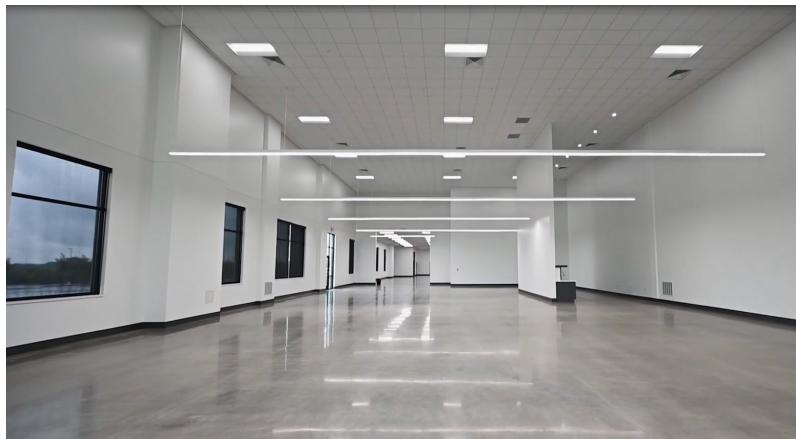
## BUILDING SPECIFICATIONS

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 50' (staging)
Clear Height	40' minimum
Dock Doors	95 (9' x 10'); 91 fully equipped (118 knockouts 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

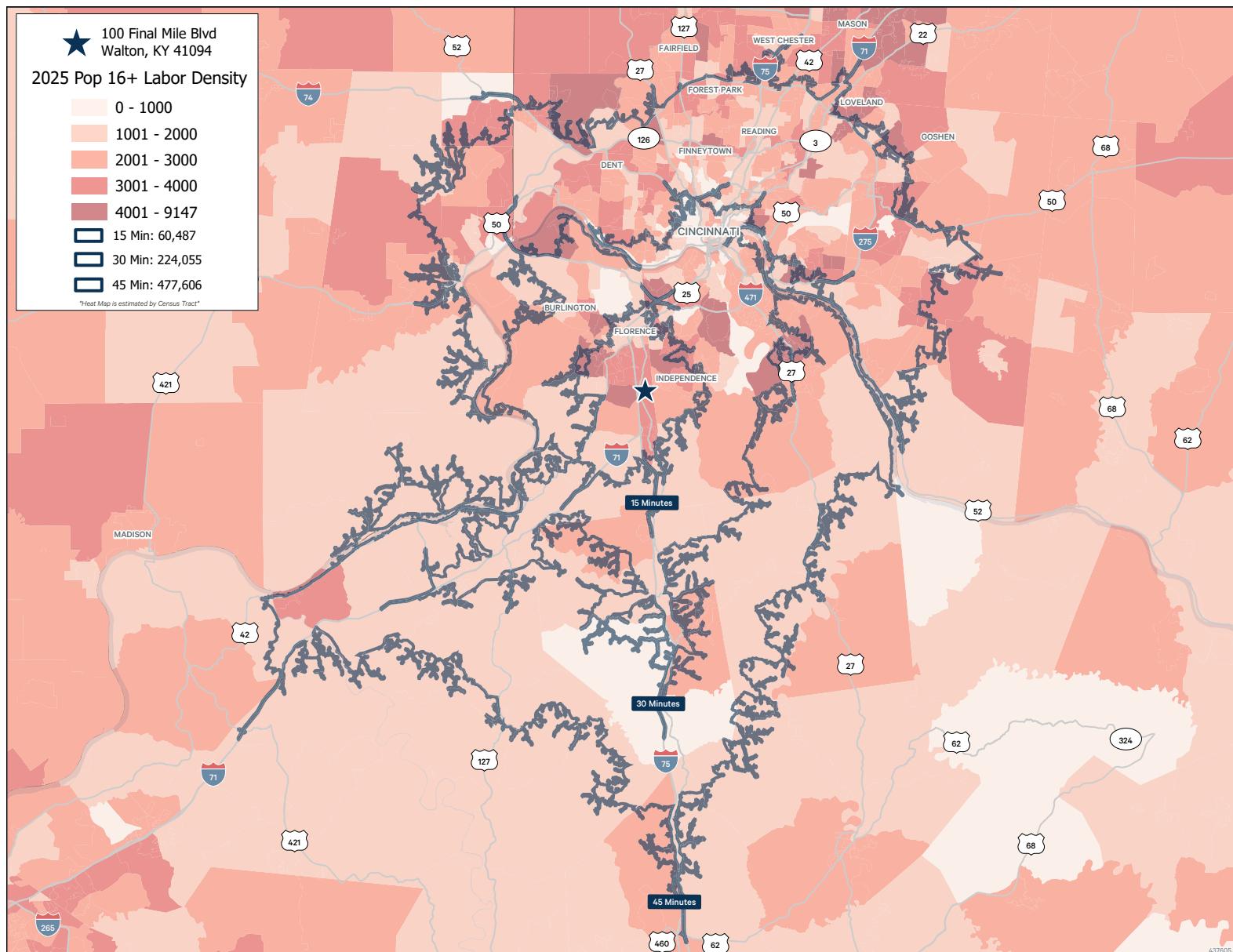
I-75 / I-71	1.7
Cincinnati Int'l Airport / Prime Air / DHL Super Hub	16.3
Cincinnati, OH	19.2
Norfolk Southern Railroad	19.7
CSX Railroad	20.5
Lexington, KY	67
Dayton, OH	72.3
Louisville, KY	84.3
Columbus, OH	126
Indianapolis, IN	130

## 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>



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