

FOR SUBLEASE > INDUSTRIAL SPACE

2100 Litton Lane

HEBRON, KY 41048



Building Amenities

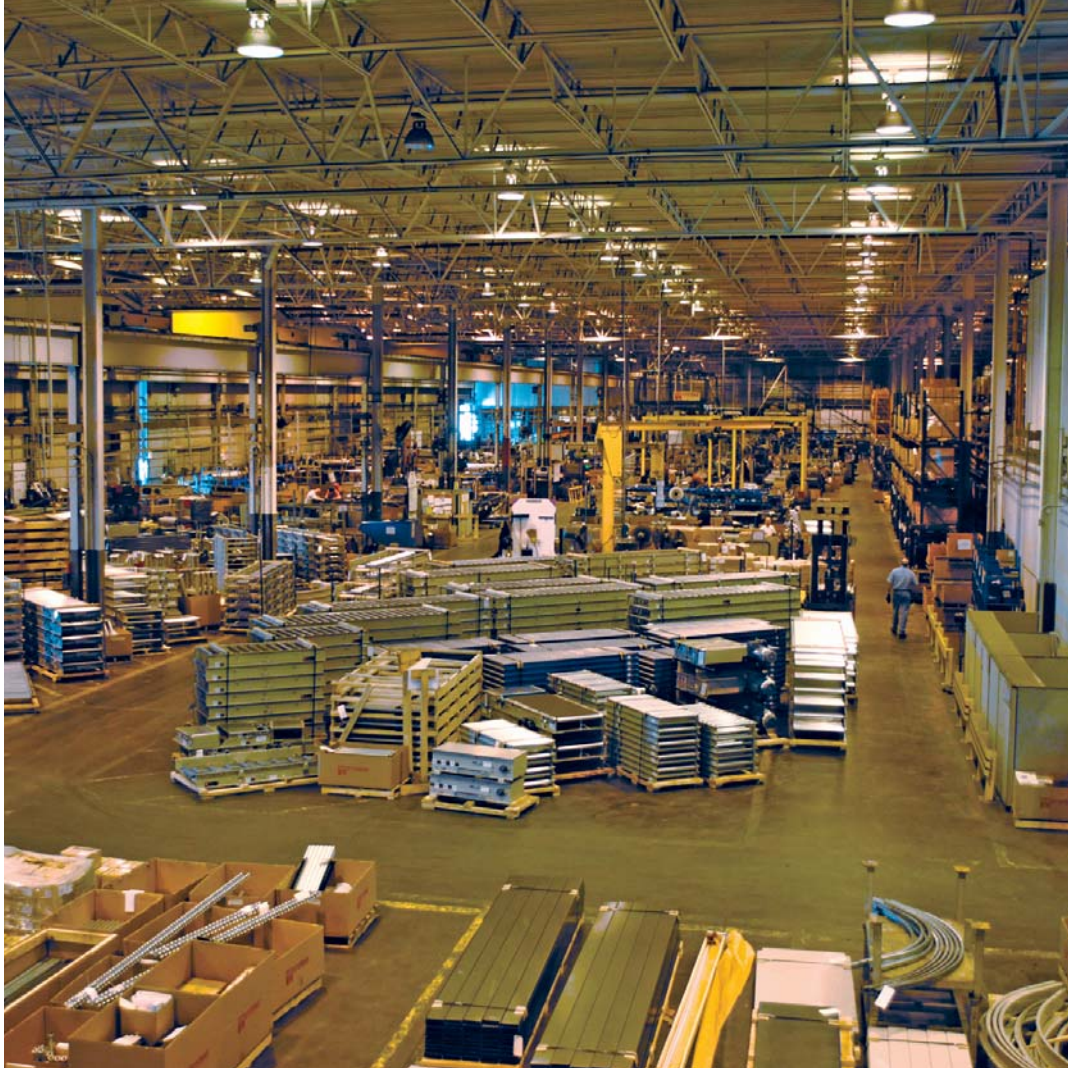
- > Up to 195,000 SF +/- total space available
- > Over 60,000 SF +/- SF contiguous office space
- > Signature manufacturing building within the Greater Cincinnati/Northern Kentucky marketplace
- > Convenient location immediately adjacent to the Greater Cincinnati/Northern Kentucky International Airport
- > Easy interstate access to I-75/I-71 via I-275
- > Ample surface parking
- > Numerous neighboring amenities

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Property Highlights

Electric Capacity

- > 2,500 KVA
- > 13,200 Volt
- > Primary 480
- > Secondary 277
- > Dry type transformer, inside

Crane Served

- > Total cranes
- > 7-7.5 ton
- > 18'6" maximum hook height
- > 22' clear under bridge beam
- > 57'2" bridge beam span



Property Information

Address:	2100 Litton Lane Hebron, KY 41048	Building Construction:	Warehouse: Pre-engineered metal
Building Size:	194,733 SF +/-		Office: Steel frame with brick
Built in:	1988	HVAC:	Gas Fired and Radiant (Warehouse) Central Heating and Cooling (Office)
Renovation Completed:	2003	Signage:	Available at street
Available Square Feet:		Net Rental Rate:	\$4.25
Total	194,733 SF +/-	Operating Expenses:	\$0.38/SF - Taxes
Office	64,308 SF +/-	Current Taxes:	\$73,385.36
Plant	130,425 SF +/-	Sub-Lease Expiration:	October 31, 2016
Ceiling Height:	27'	Parcel ID:	036.00-09-004.00
Column Spacing:	60'x32'	Other:	State Incentives Available
Parking:	250 +/- Spaces		
Zoning:	I1 - Boone County Zoning		
Sprinkler:	Wet		

PROPERTY DESCRIPTION: 2100 Litton Lane is located in the Hebron Industrial Park which is part of a large manufacturing/distribution market known as the Airport Corridor. The property is conveniently located at exit 8 on I-275 in Boone County, Kentucky. I-275 leads directly to our main interstates of I-75, I-71, and I-74. This central location provides direct access to 65% of the US population within a days drive. While only 15 minutes to downtown Cincinnati, other regional cities such as Lexington, Louisville, Columbus and Indianapolis can be reached within 1.5 hours. Boone County, Kentucky is home to many other manufacturers and distribution firms such as Toyota, Levi Strauss, Amazon, Innotrac, Zumbiel Packaging, and Cincinnati Machine as well as many others.

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Contact Us

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