



For lease

151,444 SF Available

3720 Langley Blvd | Hebron, KY





Location	3720 Langley Blvd, Hebron, KY
Size	151,444 SF
Building Size	414,090
Building Dimensions	370' x 1,115'
Office	2,975 SF
Clear Height	32'
Dock Positions	24- 9' x 10'
Docks with levelers	19 docks with 35,000#, 7' x8' mechanical pit levelers 15 docks with trailer restraints
Drive-ins	2-12' x 14'
Bay Spacing	50'w x 50'd
Speed Bay at Docks	60'd
Truck/Trailer Parking	24 spaces

Auto Parking	35 Spaces
Zoning	I-1/CD
Roof	TPO
Floor Slab	6" concrete; Ff 35, Fl30
Year Built	2008
Lighting	Hi-Bay LED
Sprinkler System	ESFR
Electric Service	480v 3φ, 800 amps
Electrical	Owen Electric
Gas	Duke Energy
Tel / Data / Fiber	Cincinnati Bell
Water	Boone County
Sewer	SD1
Fire Department	Hebron

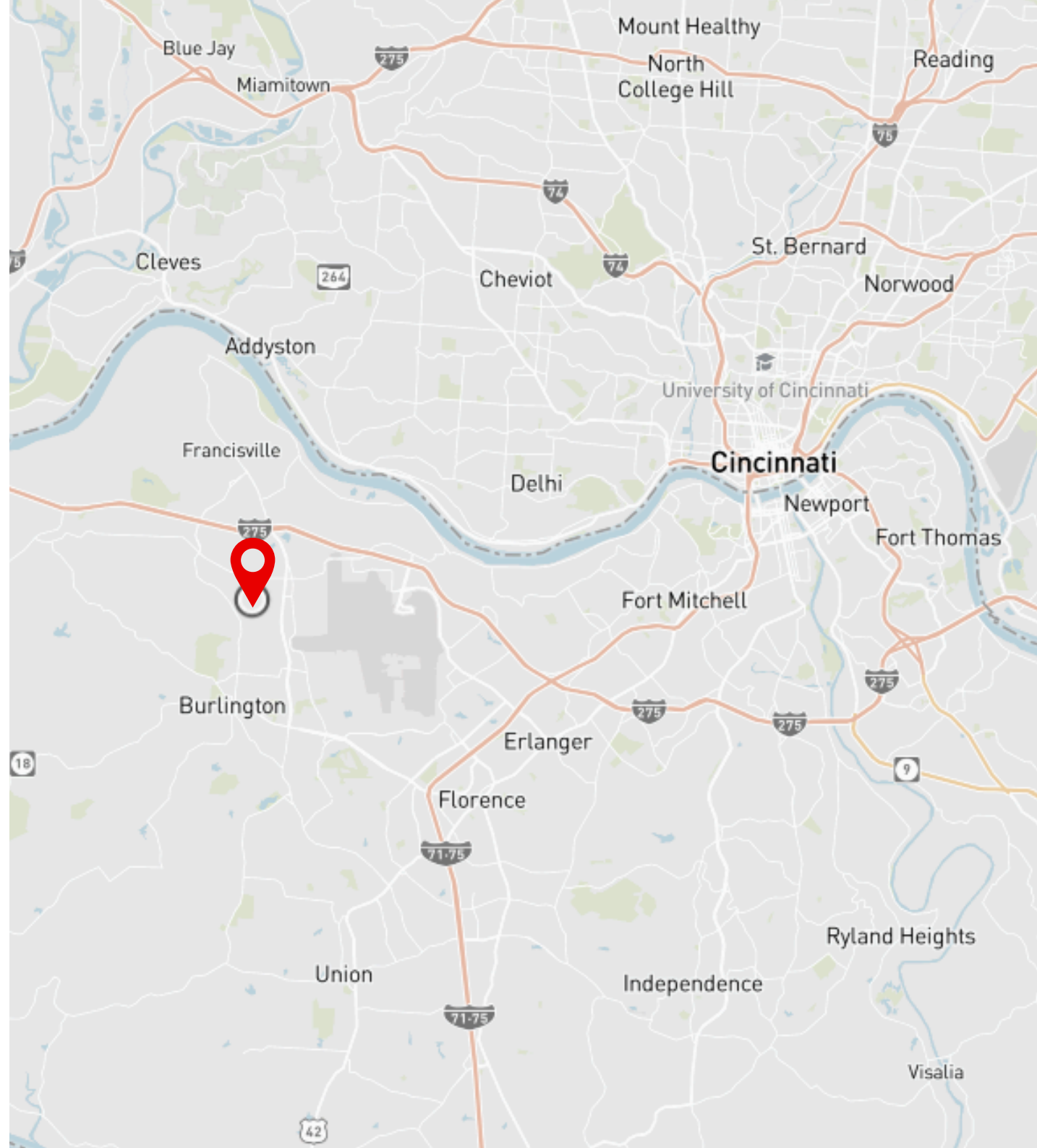
Location

Hebron, Kentucky is a prime location with its close proximity to Cincinnati's thriving market and the Cincinnati-Northern Kentucky International Airport. This strategic position provides convenient logistics and access to a dynamic consumer base, making it an ideal choice for business growth and expansion.

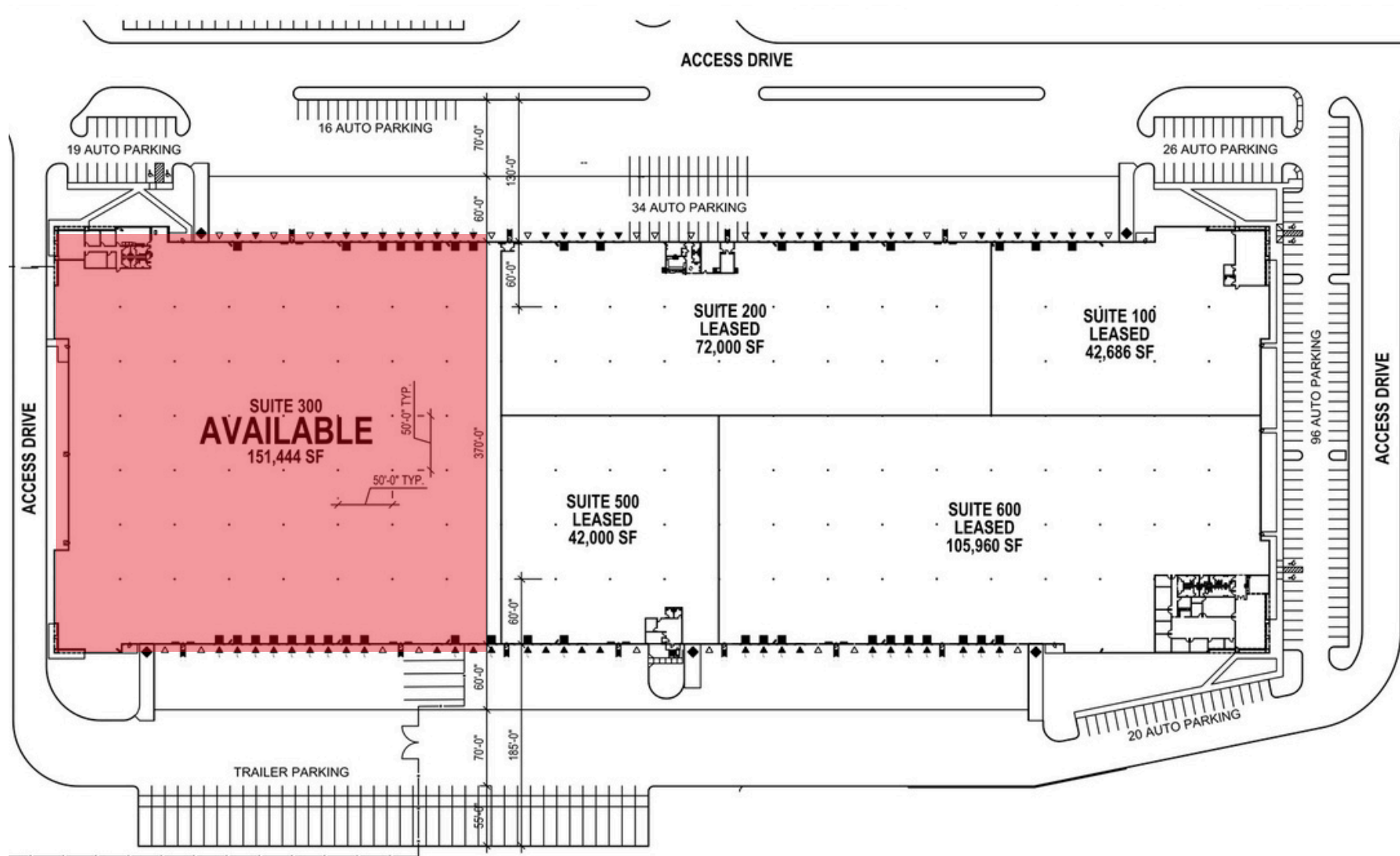
5 min (2.0 mi) to I-275 E toward Airport/Cincinnati.

9 min (5.7 mi) via I-275 E to the CVG Airport

22 min (17.1 mi) via I-275 E and I-75 N to Cincinnati



Site Plan



Photos



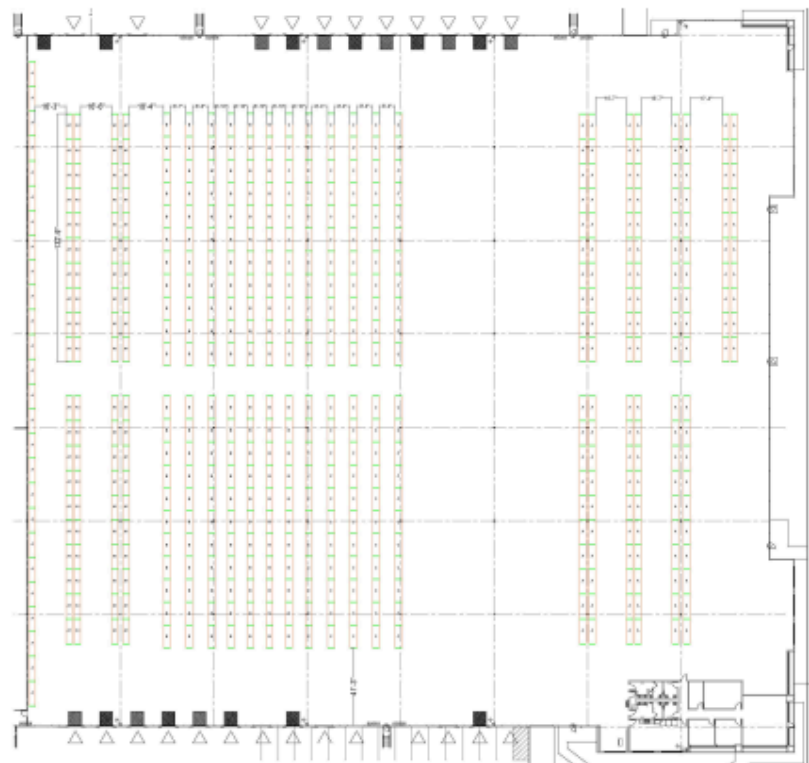
Prologis Park 275 4 is a premier 414,090 SF industrial building conveniently located near I-275 and I-75/71 in Northern Kentucky. With close proximity to the Cincinnati/Northern Kentucky International Airport, it offers seamless connections for logistics operations. The facility features state-of-the-art amenities for modern industrial tenants. Prologis Park 275 4 presents an outstanding opportunity for businesses looking for top-tier industrial space in the thriving Northern Kentucky area.

151,444 SF

Industrial Space For Lease



Prologis Park 275 #4 Racking System

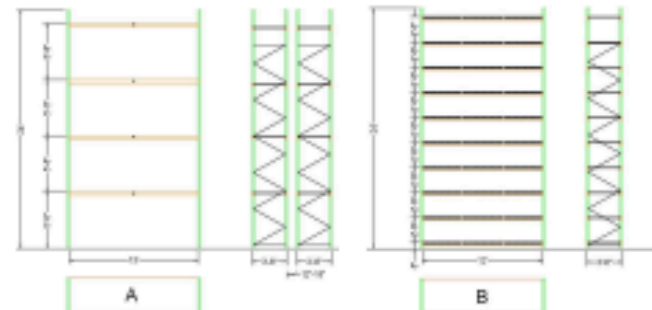


ADVANTAGES

- 11,247+ pallet positions
- 2,000 - 3,500 lbs. beam capacity
- Custom or as-is racking design, installation and permitting
- Save time by getting set-up and operational-ready

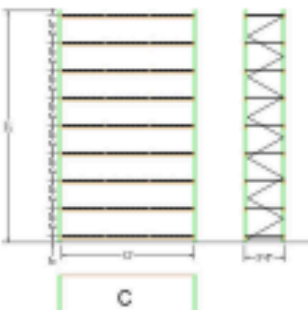
**For immediate pricing and availability,
contact your Essentials Solutions Manager:**

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EXISTING A AND B
RACKING EQUIPMENT

- QTY 425 Uprights – 24 ft x 42 in
- 12 and 13 ft Beams
- 5,250 Wire Decks



EXISTING C
RACKING EQUIPMENT

- QTY 132 Uprights – 21 ft x 44 in
- 12 ft Beams
- 3,267 Wire Decks



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