

FOR LEASE > INDUSTRIAL SPACE



Prologis Gateway International

2125 GATEWAY BOULEVARD, HEBRON, KENTUCKY 41048



State-of-the-art distribution facility

Building Amenities

- > 520,000 SF total available
 - > 6,474 SF office
 - > 513,526 SF warehouse
- > 32' clear height
- > 52' x 56' bay sizes
- > 20,800 SF bays
- > 60' x 52' staging bays
- > Up to 150 dock doors
 - > 80 existing
 - > 68 fully equipped
- > 4 drive-in doors
- > T-5 lighting
- > 256 auto parking
- > 23 trailer parking
- > 3,000 Amps existing power
- > ESFR sprinkler system
- > Zoned I-1 Industrial
- > Adjacent to Amazon's "Prime Air Shipping Hub" the CVG Airport
- > Ample auto and tractor trailer parking
- > Northern Kentucky submarket
- > Cincinnati/Northern Kentucky International Airport area
- > Close proximity to I-71/I-75 and I-275



PROLOGIS™

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REGIONAL



100 Miles
200 Miles
300 Miles
500 Miles

DISTANCES

Cincinnati, OH	17 miles	Louisville, KY	93 miles
Georgetown, KY	63 miles	Columbus, OH	124 miles
Lexington, KY	76 miles	Indianapolis, IN	112 miles
Dayton, OH	70 miles	Nashville, TN	266 miles
Detroit, MI	279 miles		
Pittsburgh, PA	306 miles		
Chicago, IL	299 miles		
St. Louis, MO	353 miles		

LOCATION

- Within minutes to 4 interstate highways - I-75, I-71, I-74 and I-275
- Located near Greater Cincinnati Northern Kentucky International Airport (CVG)
- Located near DHL International Freight Super Cargo facility and FedEx Ground Hub
- Bus transportation at park entrance
- Within 60% of US Population - 500 miles
- Proximity to Distribution Hubs
 - Amazon - Prime Air CVG Airport
 - FedEx Smartpost - Grove City
 - FedEx Smartpost - Indianapolis
 - UPS Air Hub - Louisville
 - FedEx Ground Hub - Independence (15 miles)
- Automotive & e-Commerce Corridors

LABOR

- State incentives and tax programs available
- Lower labor costs than the national average
- More than 10,000 warehouse workers in Northern Kentucky
- Distance to major Universities
 - Northern Kentucky University - 19 Miles
 - Thomas Moore College - 12 Miles
 - University of Cincinnati - 22 Miles
 - Xavier University - 23 Miles
 - Gateway Community & Technical College - 10 Miles

TRANSPORTATION

- Four Interstate Highways minutes from the site: I-75, I-71, I-275 & I-74
- Two Class 1 Railroad Systems (24 miles to CSX and N/S Intermodals)



About Prologis

Prologis is the global leader in industrial logistics real estate across the Americas, Europe and Asia. We create value by developing and managing a world-class portfolio of high-quality logistics and distribution facilities, serving customers and investors as an integral part of the global supply chain

Contact Us

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