

FOR LEASE

Owned and Operated by 

1895 AIRPORT EXCHANGE

ERLANGER, KY 41018

7,568 SF AVAILABLE



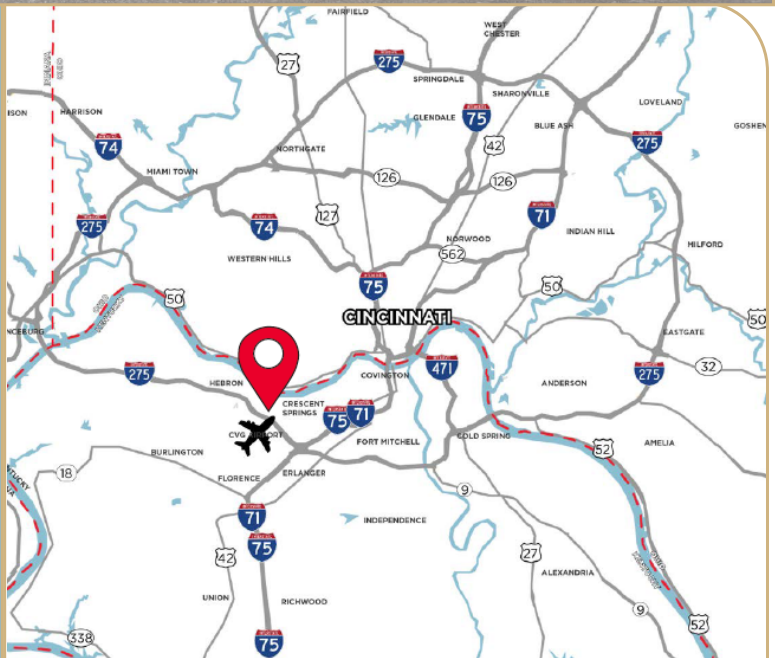
BUILDING HIGHLIGHTS

Suites 140-170 7,568 SF; 1 DI Door

Clear Height 20'

Auto Parking 245 auto stalls

Location Less than one mile from Cincinnati/ Northern Kentucky International Airport



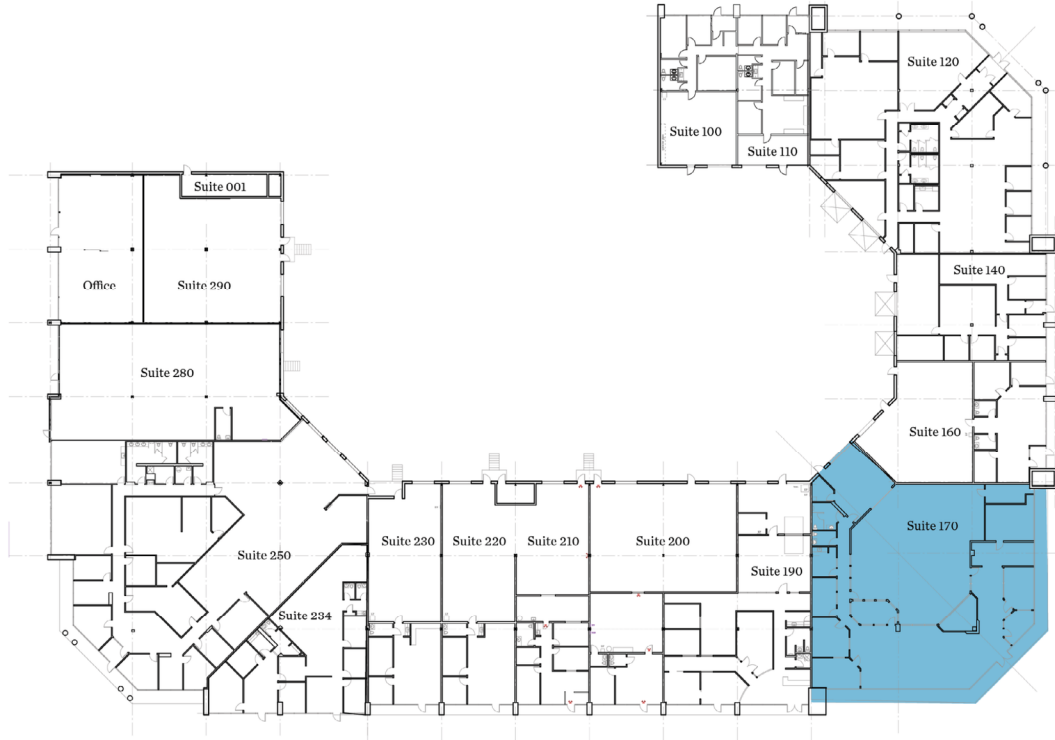
LEASING INFO & CONTACT

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 **CUSHMAN & WAKEFIELD**

SUITE CHART



Unit #	Space SF	Warehouse SF	Office SF	Doors	Lease Rate
Suites 170	7,568 SF	±7,000 SF	±568 SF	1 DI Door	Negotiable

BUILDING SPECIFICATIONS

Building Size	63,600 SF	OPEX	\$2.94
Zoning	I-1, Light Industrial	HVAC	Suspended gas-fired unit heaters
Jurisdiction	Unincorporated Boone County	Lighting	Metal halide/energy efficient fuorescent
Year Built	1995	Electric	208-volt, 3-phase, 4-2ire to building
Construction	Tilt-up Concrete	Truck Doors	9' x 10'. 24-gauge metal panel
Clear Height	20'	Truck Court	160'
Column Spacing	42' x 40'	Roof	Single ply ballasted roof
Fire Supression	Wet System	Auto Parking	245 auto stalls

OVERVIEW Located in the largest bend of the Ohio River, a few miles downstream from Cincinnati, Ohio, Boone County is the northernmost county in Kentucky. For forty-two miles the Ohio River bounds the county on the north and west. There are three cities incorporated in the county including the City of Florence, the City of Union and the City of Walton. Three interstate systems service Boone, including I-75, I-71 and I-275, as well as the Greater Cincinnati-Northern Kentucky International Airport (CVG). One of the fastest growing counties in the state for more than a decade, Boone County is the fourth largest county in the Commonwealth of Kentucky with a population of 126,413.

AERIAL

