



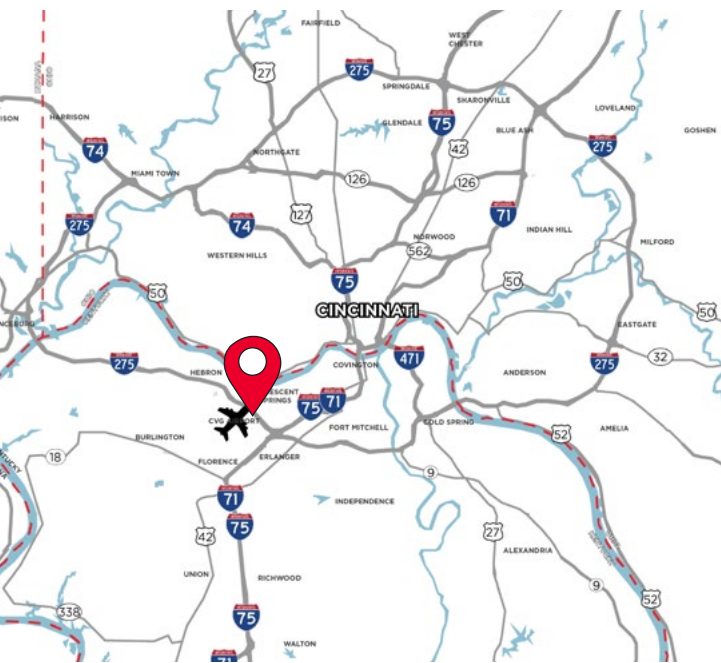
FOR SALE

4144 OLYMPIC BLVD

ERLANGER, KY 41018

FLEX/OFFICE BUILDING

FOR SALE: \$1,000,000



PROPERTY HIGHLIGHTS

- 6,000 SF
- 4,000 SF Office
- 1.17 Acres
- (1) Drive-in Door
- Easy access to I-275 & I-75/71
- Close proximity to Cincinnati/N. Kentucky International Airport, DHL SuperCargo and Amazon Prime Air Hubs
- No city earnings tax

For more information, contact:

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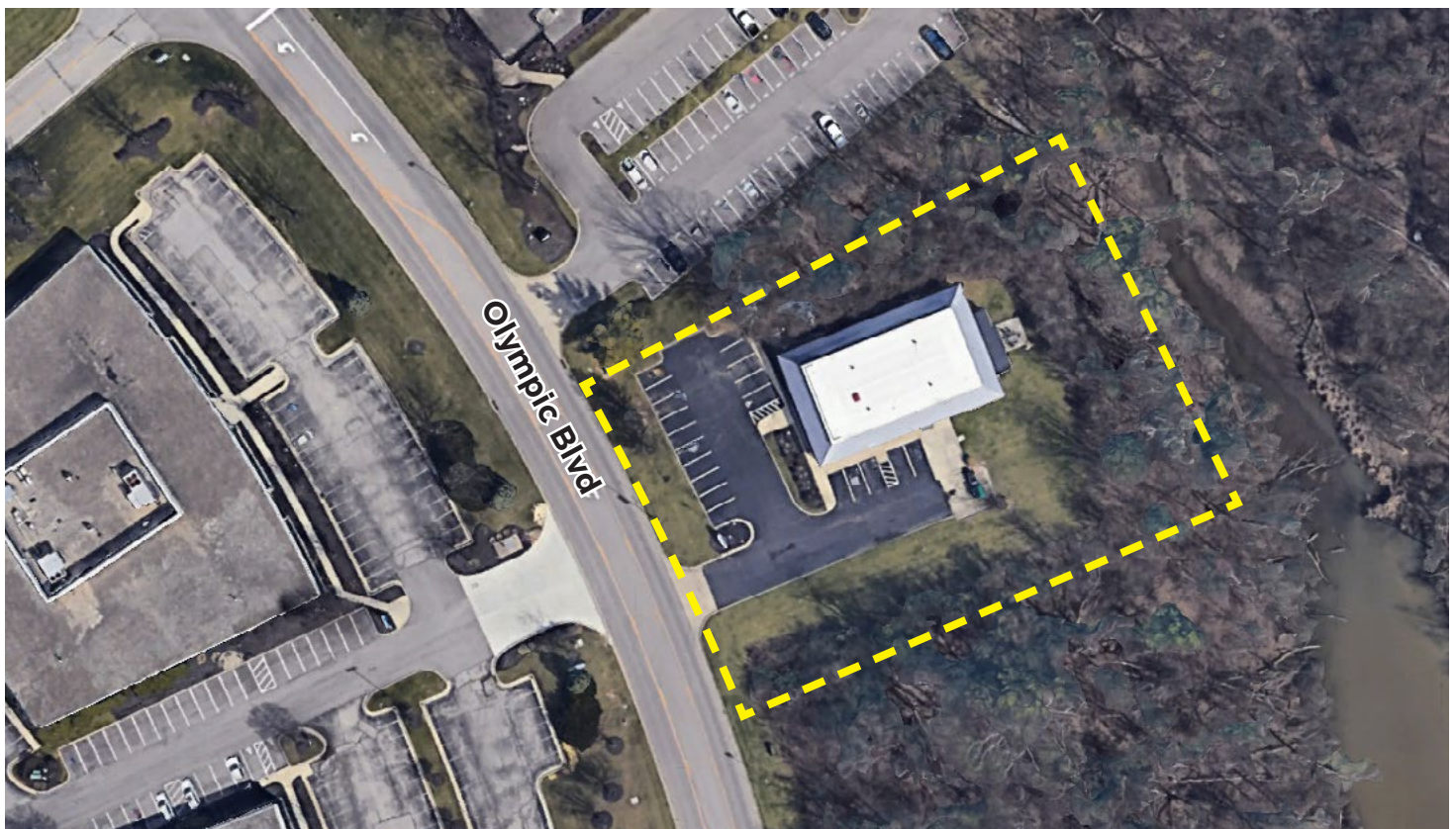
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BUILDING SPECIFICATIONS

FOR SALE: \$1,000,000

LOCATION	Erlanger, KY (Boone County)	LIGHTING	Fluorescent
TOTAL SIZE	6,000 SF	DOORS	(1) Drive-In
ACREAGE	1.17 Acres	ELECTRIC	TBD
OFFICE SIZE	4,000 SF	HVAC	100% Air conditioned
YEAR BUILT	1989	PARKING	20 Parking Spaces
CONSTRUCTION	Concrete Block	ELECTRIC/GAS	www.owenelectric.com www.duke-energy.com
CLEAR HEIGHT	12' - 14'	WATER	www.boonewater.com
COLUMN SPACING	Clear Span	SEWER	www.sd1.org
FLOORS	6" unreinforced concrete	TELEPHONE	www.altafiber.com
ZONING	I-1 Light Industrial	DATA	www.spectrum.com

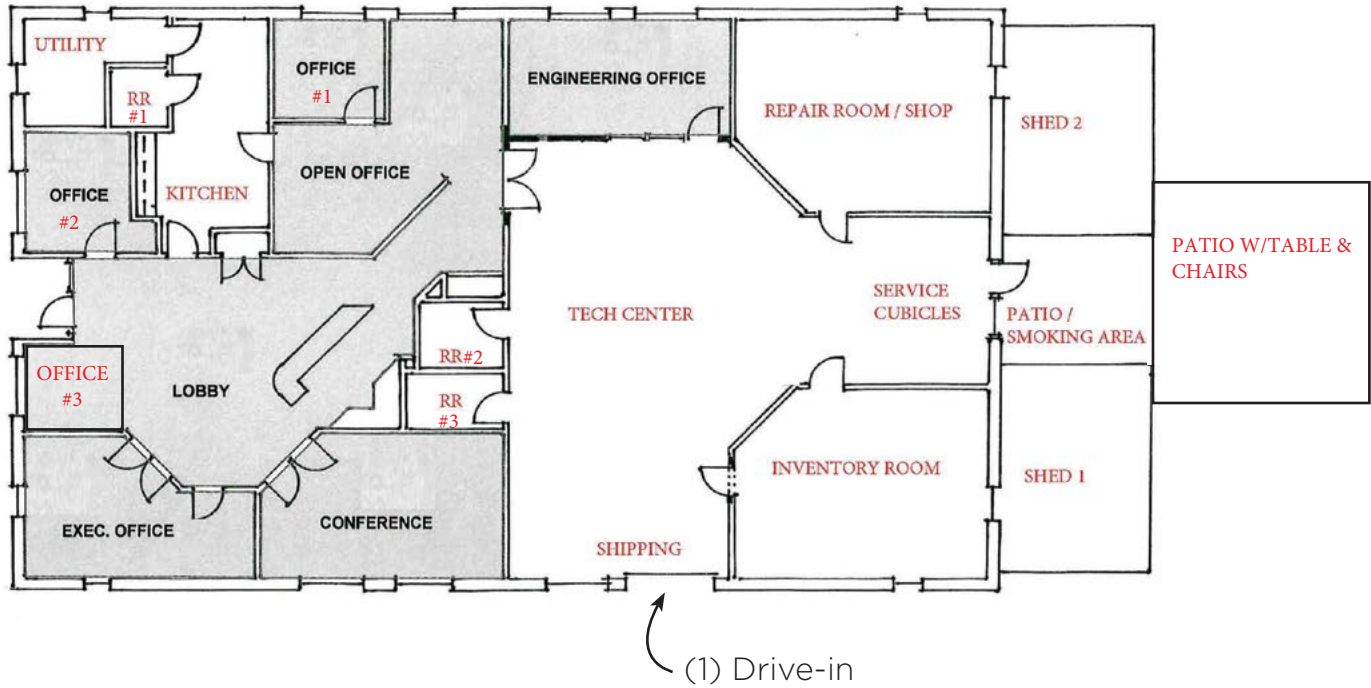


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FLOOR PLAN



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AERIAL



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