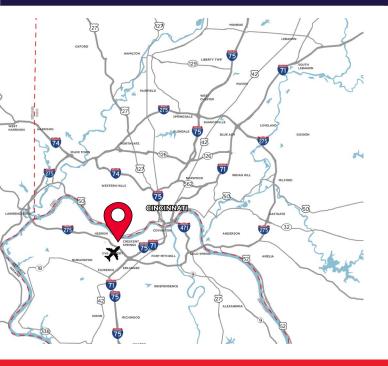


**SUBLEASE RATE: \$9.50/SF + \$3.33/SF** 



### PROPERTY HIGHLIGHTS

- 2,700 Total SF
- 1,800 SF Office
- (1) Dock Door
- (1) Drive-In Door
- 245 Auto Stalls
- Sublease expires 11/30/2028
- Less than one mile from Cincinnati/
   Northern Kentucky International Airport

For more information, contact:

#### Seattle Stein

Director +1 513 763 3027 seattle.stein@cushwake.com

#### Jeff Bender, SIOR, CCIM

Executive Vice Chair +1 859 653 1346 jeff.bender@cushwake.com 201 E. Fourth Street, Suite 1800 Cincinnati, OH 45202 P: +1513 421 4884 cushmanwakefield.com

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# FOR SUBLEASE 1840 AIRPORT EXCHANGE

ERLANGER, KY 41018

### BUILDING SPECIFICATIONS

#### **SUBLEASE RATE:** \$9.50/SF + \$3.33/SF

BUILDING SIZE 39,300 Total  AVAILABLE SIZE Suite 180: 2,		LIGHTING	Fluorescent strip
<b>AVAILABLE SIZE</b> Suite 180: 2,	700 SF		
		HVAC	suspended gas-fired unit heaters
<b>OFFICE SIZE</b> 1,800 SF		DOCK DOORS	(1) Dock Door (8' x 10')
YEAR BUILT 1990		DRIVE-IN DOORS	(1) Drive-In Door
JURISDICTION Unincorpora	ated Boone County	TRUCK COURT	7' concrete, 6' base
<b>ZONING</b> I-1, Light Inc	ustrial	AUTO PARKING	245 auto stalls
<b>CONSTRUCTION</b> Steel colum	ns & beams	ELECTRIC	480/277-volt, 3-phase
CLEAR HEIGHT 18'		GAS	www.duke-energy.com
COLUMN SPACING 30' × 30'		WATER	www.boonewater.com
<b>ROOF</b> 45-mil singl	e-ply membrane	SEWER	www.sd1.org
FIRE SUPPRESSION Wet system		DATA	www.spectrum.com

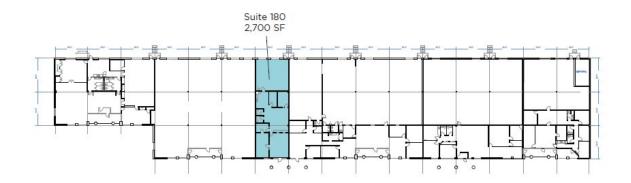
#### SITE AERIAL



# FOR SUBLEASE 1840 AIRPORT EXCHANGE

ERLANGER, KY 41018

### **BUILDING FLOOR PLAN**



#### **BUILDING PHOTOS**

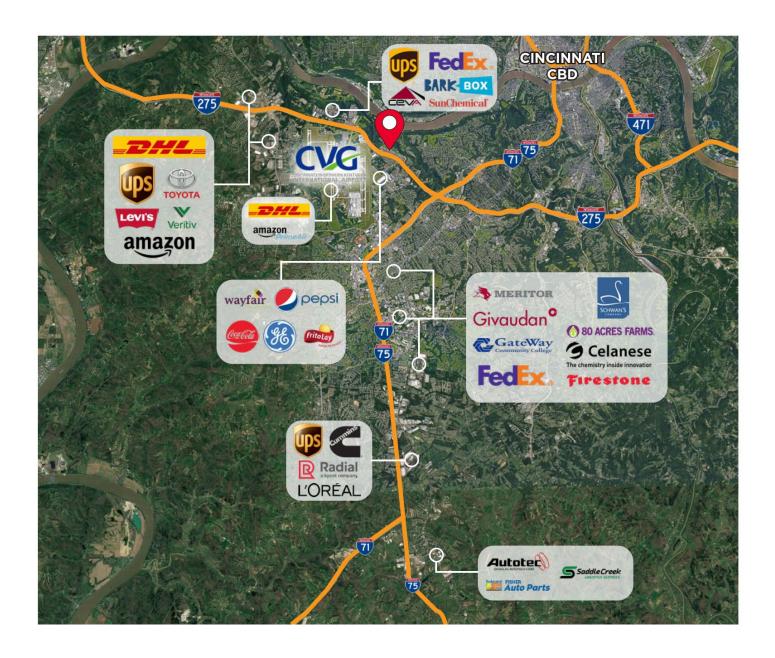




## FOR SUBLEASE 1840 AIRPORT EXCHANGE

ERLANGER, KY 41018

#### **AERIAL LOCATION**



For more information, contact:

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