



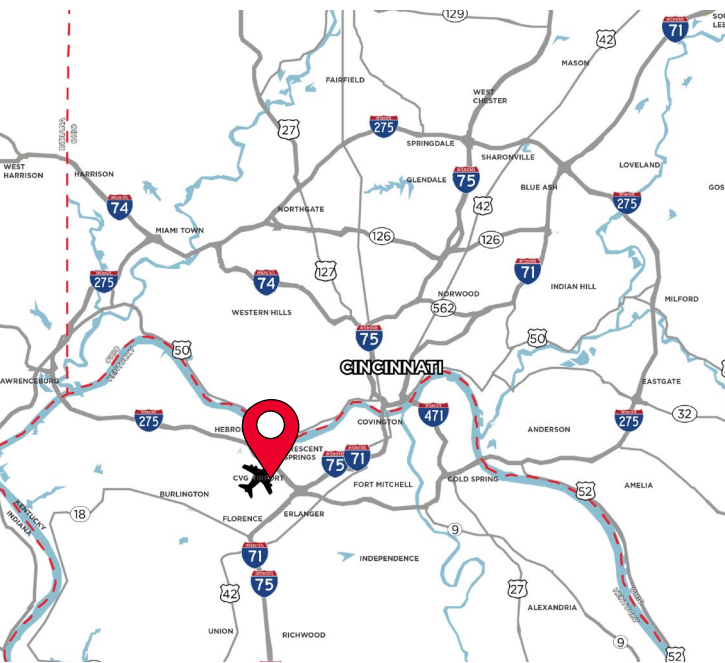
CUSHMAN &
WAKEFIELD

SUITE AVAILABLE AIRPORT BUSINESS CTR.

2790-2800 CIRCLEPORT DRIVE
ERLANGER, KY 41018

OFFICE/WAREHOUSE

LEASE RATE: \$8.50/SF



PROPERTY HIGHLIGHTS

- **Suite 2800 - Building A**
 - » 6,672 SF
 - » 1,753 SF Office
 - » 4,919 SF Warehouse
 - » (1) Grade Level Drive In Door
 - » (1) 2' Van-High Dock Door
- No City Earnings Tax
- Less than one mile from Cincinnati/
Northern Kentucky International Airport
(CVG)

For more information, contact:

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FOR LEASE AIRPORT BUSINESS CTR.

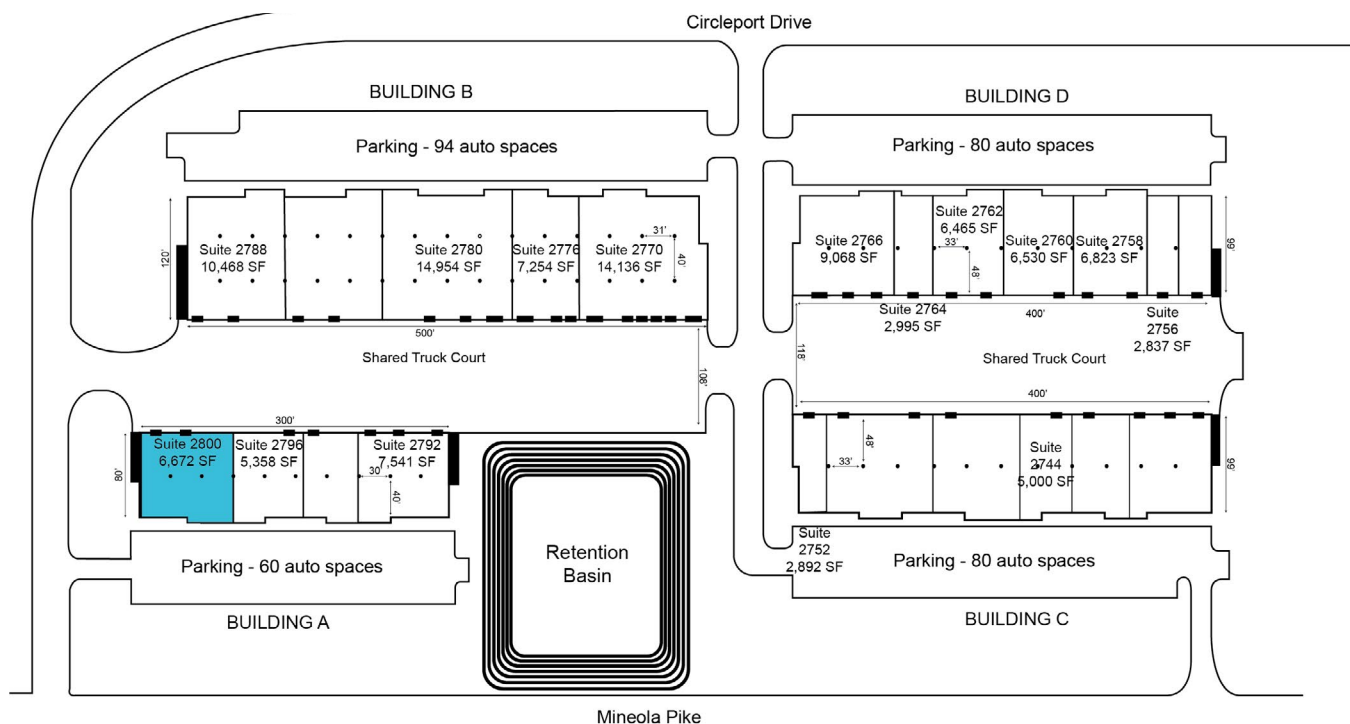
ERLANGER, KY 41018

BUILDING SPECIFICATIONS

LEASE RATE: \$8.50/SF (\$2.92 OPEX)

LOCATION	Uninc. Boone County	DOCK DOOR	(1) 2' Dock Door (1) Grade Level Drive-in Door
AVAILABLE SIZE	See Below	ELECTRIC	480/277 volt, 3 Phase
OFFICE SIZE	See Below	HVAC	Forced air unit heaters
YEAR BUILT	1985	ELECTRIC	www.owenelectric.com
CONSTRUCTION	Masonry	GAS	www.duke-energy.com
CLEAR HEIGHT	16' 9.5" - 17' 5.5"	WATER	www.boonewater.com
COLUMN SPACE	30' x 80' bay	SEWER	www.sd1.org
PARKING	60 Parking Spaces in front	TELEPHONE	www.altafiber.com
FIRE SUPPRESSION	Wet System	DATA	www.spectrum.com
FLOOR	5" Concrete slab	OPEX	\$2.92/psf

Location	Suite #	Space SF	Warehouse SF	Office SF	Doors	Lease Rate
Building A	2800	6,672 SF	4,919 SF	1,753 SF	(1) 2' Van-High Dock (1) Drive in Door	\$8.50/psf

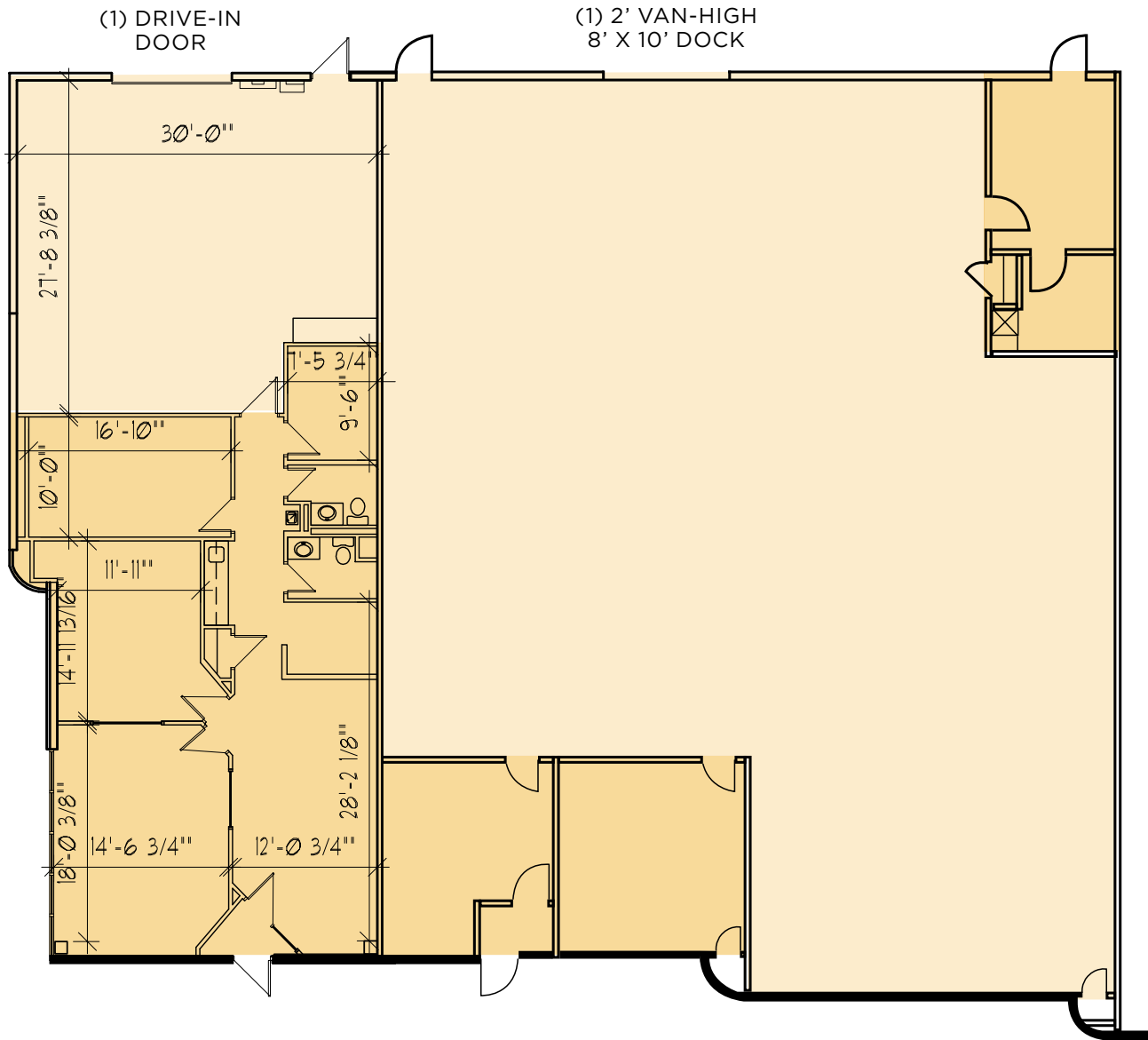


FOR LEASE

AIRPORT BUSINESS CTR.

ERLANGER, KY 41018

FLOOR PLAN - SUITE 2800



FOR LEASE
**AIRPORT
 BUSINESS CTR.**
 ERLANGER, KY 41018

AERIAL LOCATION



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