

1850 AIRPORT EXCHANGE ERLANGER, KY 41018





OFFICE/WAREHOUSE

- 51,520 115,200 SF Available
- 2,879 SF Office
- 24' Clear Height
- Easy access to I-275 & I-75/71
- Close proximity to Cincinnati/N.
 Kentucky International Airport, DHL
 SuperCargo & Amazon Prime Air
 Hubs
- Nearby amenities include hotels, restaurants, & retail

For more information, contact:

SEATTLE STEIN +1 513 763 3027 seattle.stein@cushwake.com JEFF BENDER, SIOR, CCIM +1 513 763 3046 jeff.bender@cushwake.com

51,520 - 115,200 SF AVAILABLE



201 E. Fourth Street, Suite 1800 Cincinnati, OH 45202 P: +1 513 421 4884 cushmanwakefield.com

FOR LEASE

1850 AIRPORT EXCHANGE ERLANGER, KY 41018



| LOCATION | Hebron, KY (Boone County) |
|----------------|---------------------------|
| TOTAL SIZE | 175,040 SF |
| AVAILABLE SIZE | 51,520 - 115,200 SF |
| OFFICE SIZE | 2,879 SF |
| YEAR BUILT | 1990 |
| CONSTRUCTION | Tilt-up panels |
| CLEAR HEIGHT | 24' |
| COLUMN SPACING | 40' x 40' (8,000 SF) |
| FLOORS | 6" Unreinforced Concrete |
| | |

| PARKING70+ Shared ParkingZONINGI-1; Light IndustrialDOCK DOORS(24) 9' x 10' Dock DoorsDRIVE-IN DOORS(2) 12' x 14' Drive-in DoorsSPRINKLERSWet System. 165-degree high temp heads. 0.26 GPM/3,000 sf. Ordinary Hazard Group IIIELECTRIC1600 amps, 480/277 volt, 3PhaseHVACSuspended gas-firedLIGHTINGLED | | |
|--|----------------|------------------------------|
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| SPRINKLERSWet System. 165-degree high temp heads. 0.26 GPM/3,000 sf. Ordinary Hazard Group IIIELECTRIC1600 amps, 480/277 volt, 3PhaseHVACSuspended gas-fired | DOCK DOORS | (24) 9' x 10' Dock Doors |
| SPRINKLERStemp heads. 0.26 GPM/3,000 sf. Ordinary Hazard Group IIIELECTRIC1600 amps, 480/277 volt, 3PhaseHVACSuspended gas-fired | DRIVE-IN DOORS | (2) 12' x 14' Drive-in Doors |
| ELECTRIC 3Phase HVAC Suspended gas-fired | SPRINKLERS | temp heads. 0.26 GPM/3,000 |
| | ELECTRIC | , |
| LIGHTING LED | HVAC | Suspended gas-fired |
| | LIGHTING | LED |

AERIAL

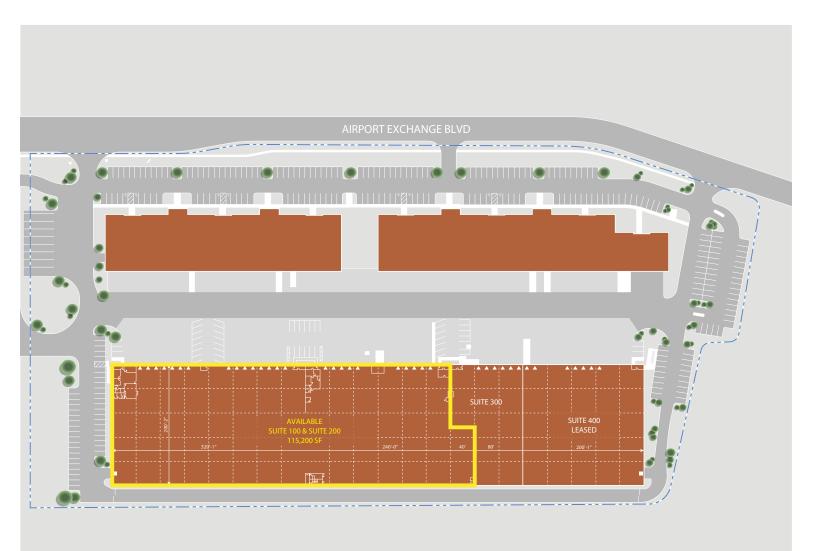




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SITE PLAN

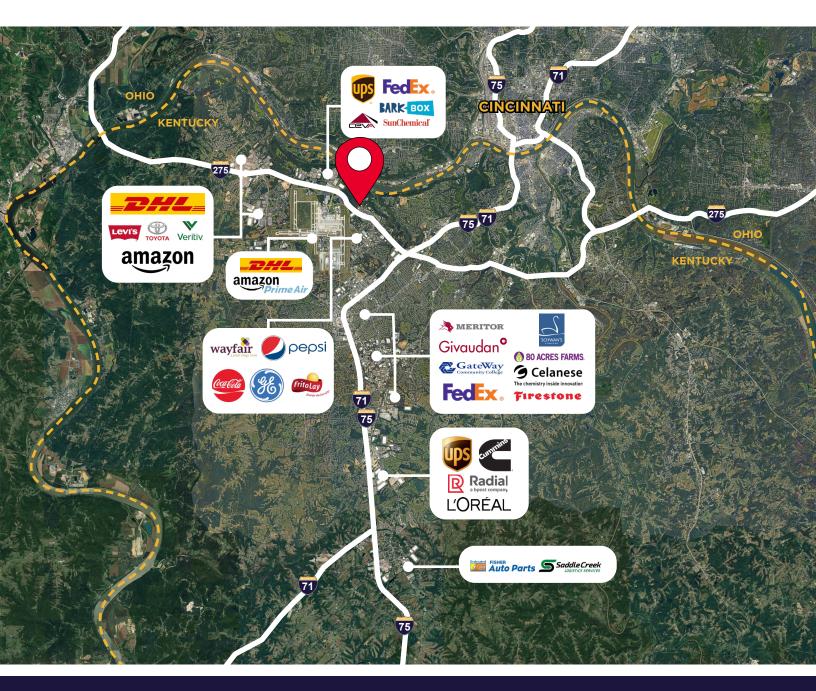




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AERIAL LOCATION



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