

# 519 ENTERPRISE DRIVE



An aerial photograph of a large industrial or commercial facility. The facility consists of several long, single-story buildings with light-colored walls and dark roofs. A wide, paved road or driveway runs through the center of the property. Numerous vehicles, including cars, trucks, and trailers, are parked in various lots around the buildings. The surrounding area is heavily wooded with trees displaying vibrant autumn foliage in shades of orange, yellow, and red. The overall scene suggests a busy industrial or manufacturing site in a rural or semi-rural setting.

## MULTIPLE SUITES AVAILABLE

- [illegible]

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



**FOR LEASE**

# 519 ENTERPRISE DRIVE

ERLANGER, KY 41017

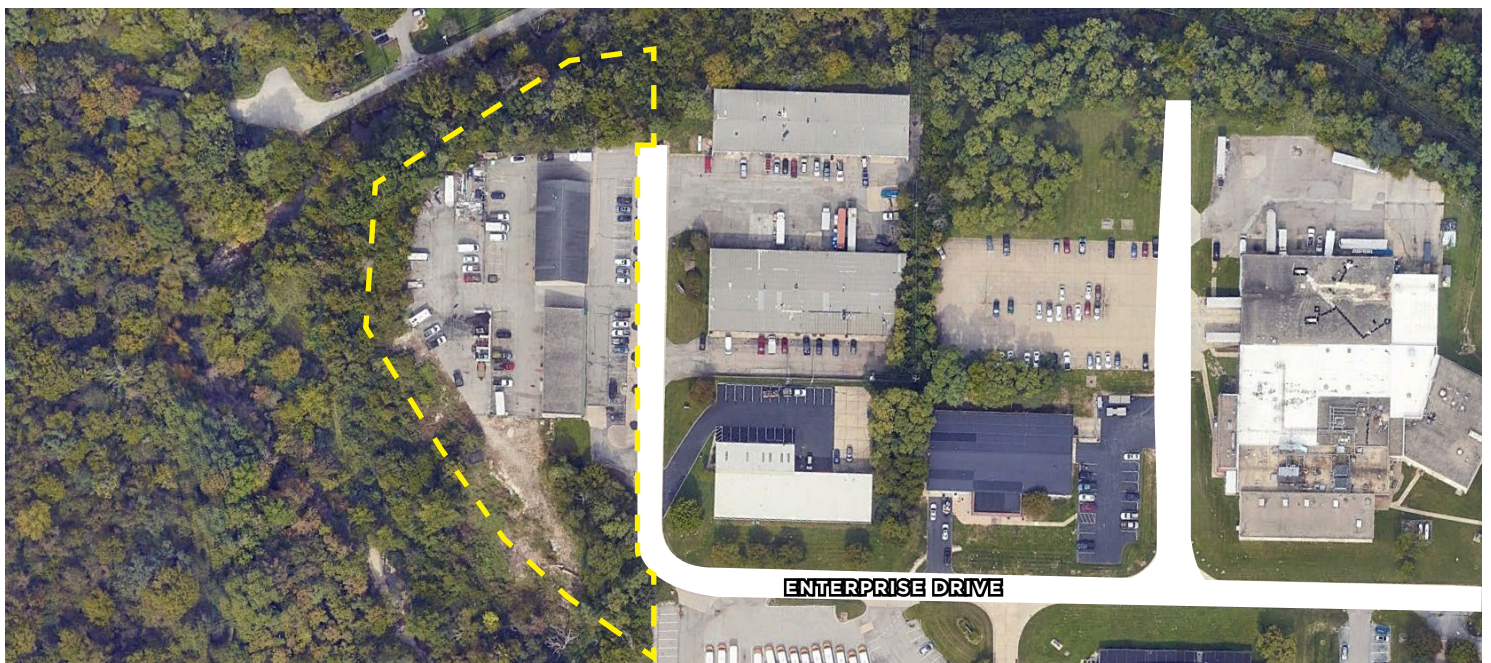


**CUSHMAN &  
WAKEFIELD**

## BUILDING SPECIFICATIONS

LOCATION	Erlanger, KY	ZONING	G-I; General Industrial
AVAILABLE SIZE	18,640 SF - 2 Buildings	DRIVE-IN DOORS	(15) Drive-in Doors
OFFICE SIZE	±5,000 SF	PARKING	±25 Parking spots
WAREHOUSE SIZE	±13,640 SF	CLEAR HEIGHT	12' - 14'
YEAR BUILT	Bldg. 1: 1996 Bldg. 2: 1999	PARCEL ID	014-30-00-265.05
ACRES	2.7 Acres	OUTSIDE STORAGE	±32,000 SF

## AERIAL



**FOR LEASE**

# 519 ENTERPRISE DRIVE

ERLANGER, KY 41017



**CUSHMAN &  
WAKEFIELD**

## BUILDING 1 (SUITES 101-104, 201-204)

BUILDING SF	10,000 SF - 2 Floors
OFFICE SF	5,000 SF (50 x 100) - Upper
WAREHOUSE SF	5,000 SF (50 x 100) - Lower
CONSTRUCTION	Concrete & Block Pitched Roof Wood Frame
UNITS	Upper - 4 (SF Varies) Lower - 4 @ ±1,250 SF
FLOORS	Concrete

DRIVE-IN DOORS	(4) Drive-in Doors
HVAC	Office area only
HEAT	Gas
FIRE SUPPRESSION	None
MISC.	Upper-Office Lower-Storage

## AVAILABLE SPACE (BLDG 1)

OFFICE SPACES AVAILABLE	CAN BE COMBINED
SUITES 101 & 102	3,000 SF
SUITE 103	500 SF
SUITE 104	1,500 SF

WAREHOUSE SPACE AVAILABLE	DOORS
SUITE 202	1,250 SF
SUITE 203	1,425 SF



**FOR LEASE**

# 519 ENTERPRISE DRIVE

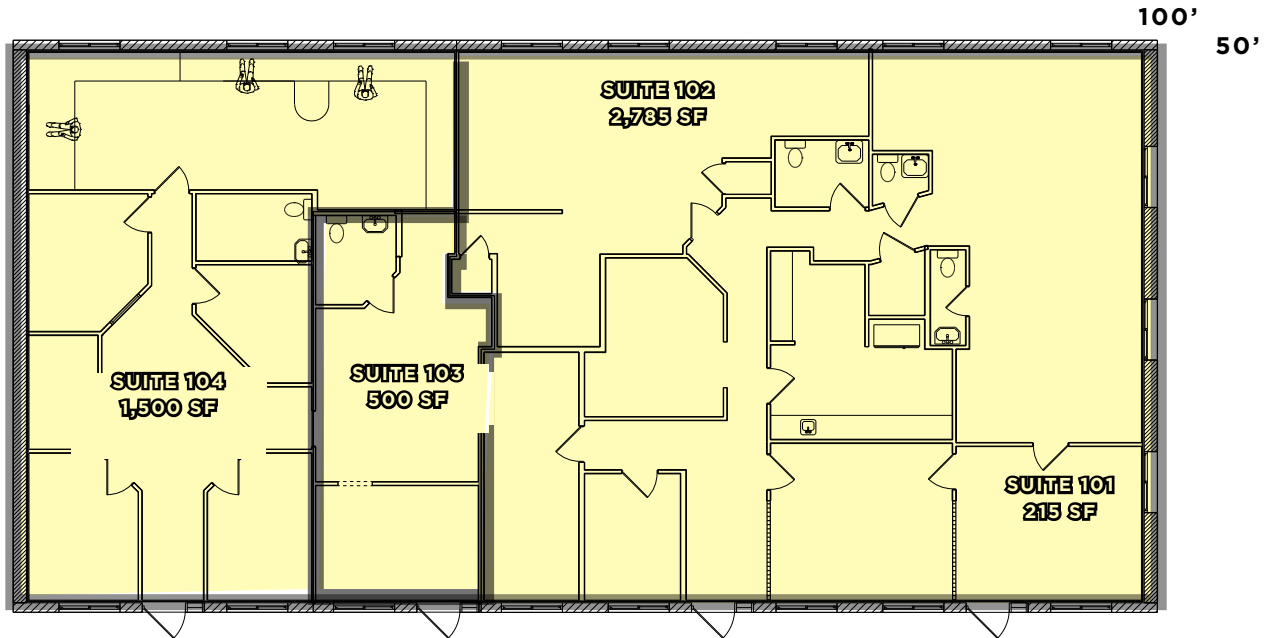
ERLANGER, KY 41017



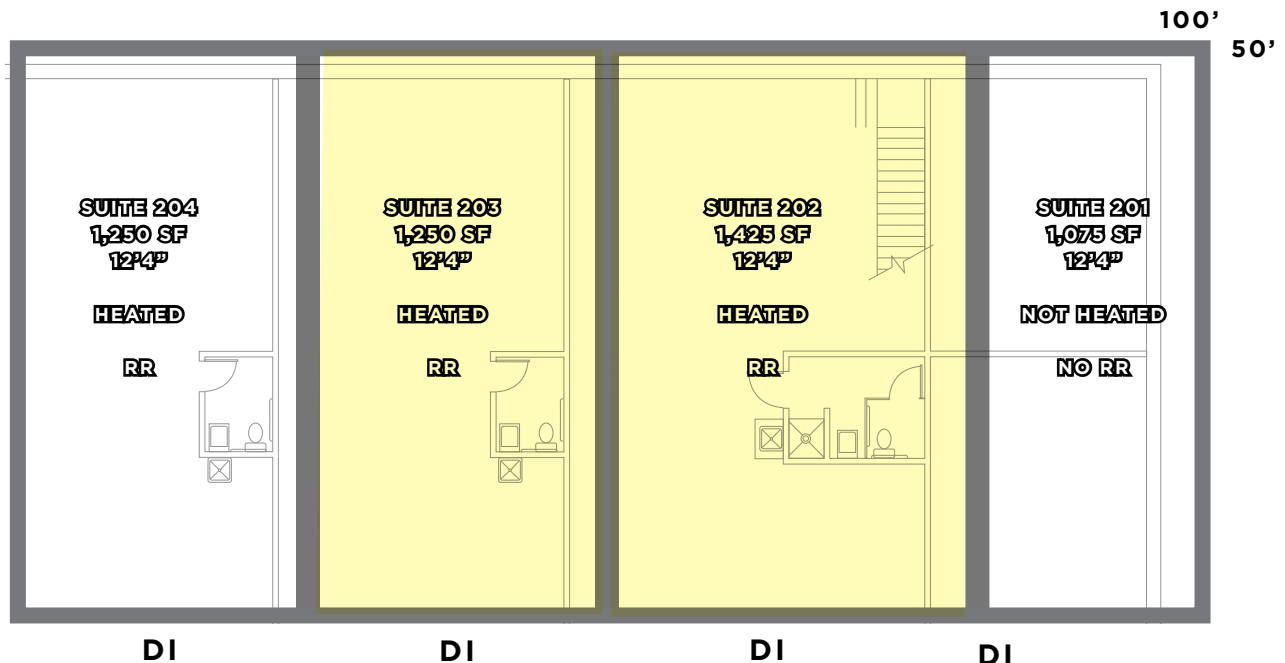
**CUSHMAN &  
WAKEFIELD**

## FLOOR PLAN

### BUILDING 1 UPPER FLOOR PLAN



### BUILDING 1 LOWER FLOOR PLAN





**FOR LEASE**

# 519 ENTERPRISE DRIVE

ERLANGER, KY 41017



## BUILDING 2 (SUITES 105-110, 205-210)

BUILDING SF	8,460 SF (108 x 40) - 2 floors
WAREHOUSE SF	8,640 SF (108 x 40)
CONSTRUCTION	Preengineered Metal Metal Roof Foundation
UNITS	Upper - SF Varies Lower - 6 @ 720 SF/Unit
FLOORS	Concrete

DRIVE-IN DOORS	(11) Drive-in Doors
HVAC	Office area only
HEAT	Wall Unit (1)
FIRE SUPPRESSION	None
MISC.	No Restrooms Storage Only

## AVAILABLE SPACE (BLDG 2)

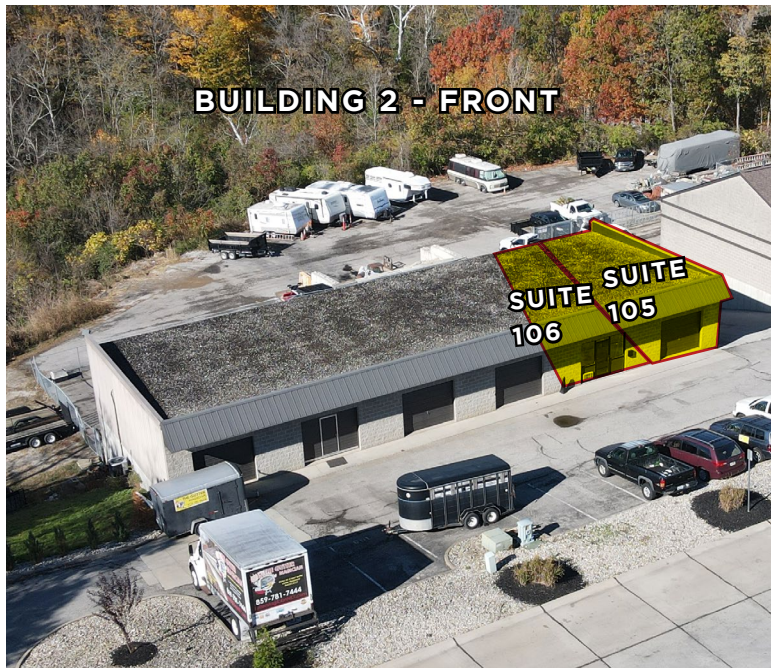
### OFFICE SPACES AVAILABLE

SUITE 106	360 SF
-----------	--------

### WAREHOUSE SPACE AVAILABLE

### DOORS

SUITE 105	1,080 SF	1 Drive-in
SUITE 205	720 SF	1 Drive-in



**FOR LEASE**

# 519 ENTERPRISE DRIVE

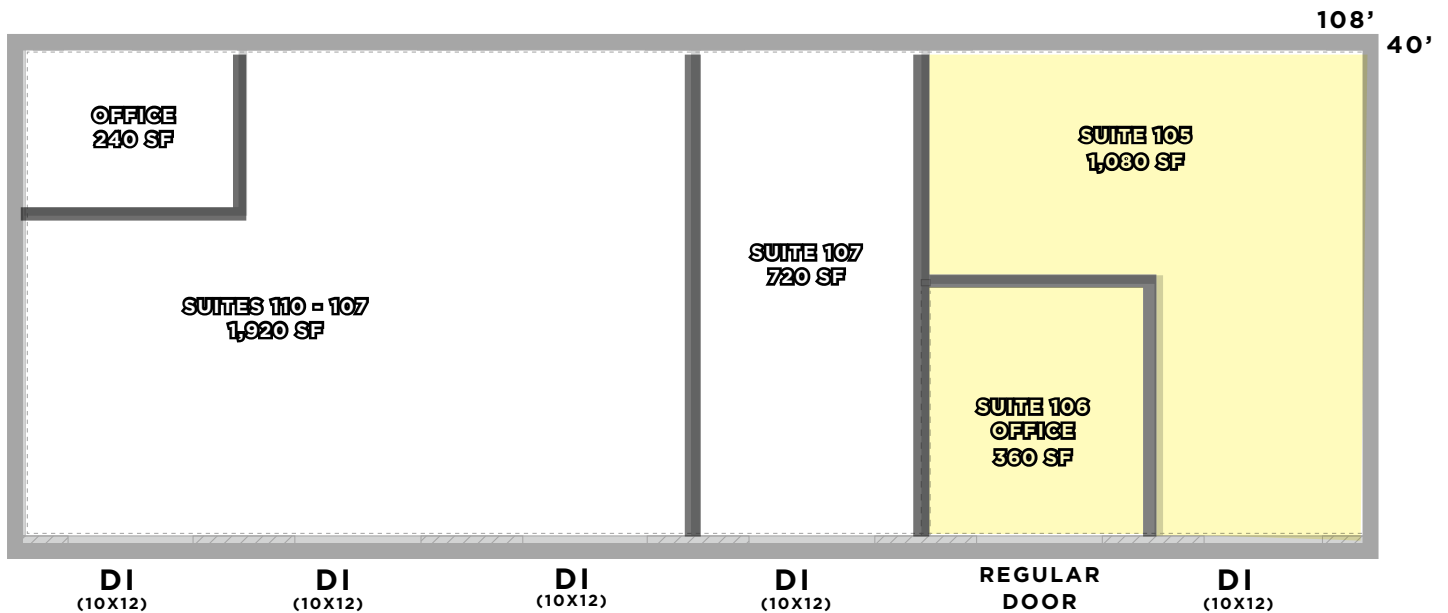
ERLANGER, KY 41017



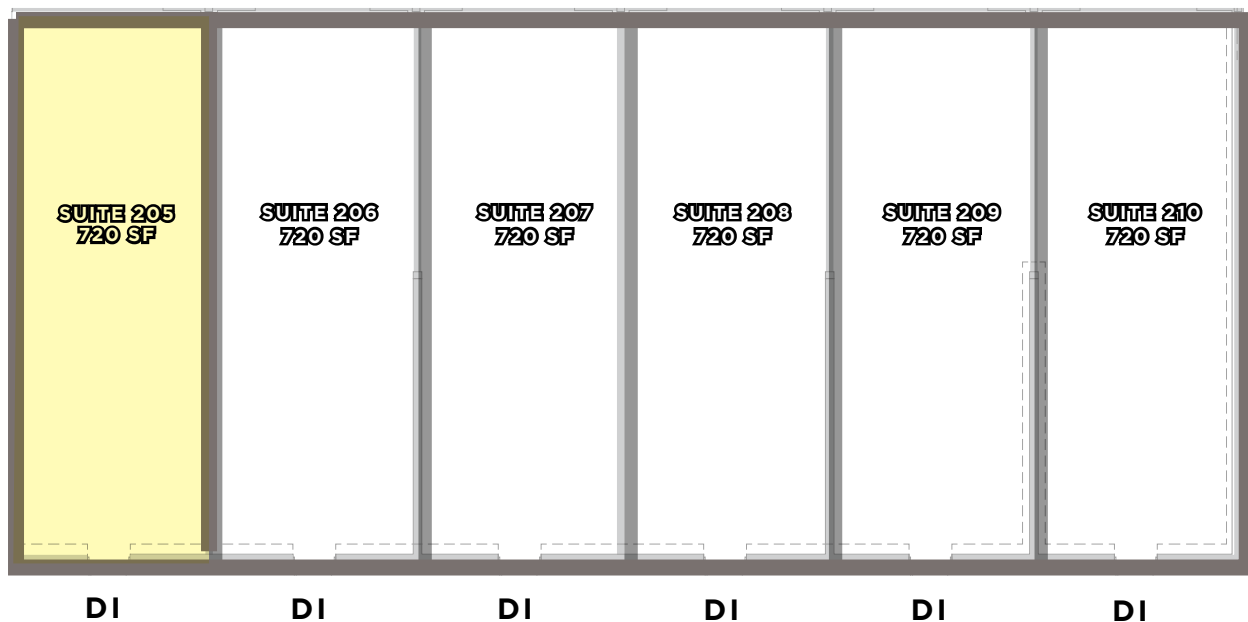
**CUSHMAN &  
WAKEFIELD**

## FLOOR PLAN

### BUILDING 2 UPPER FLOOR PLAN



### BUILDING 2 LOWER FLOOR PLAN





**FOR LEASE**

**519 ENTERPRISE DRIVE**

ERLANGER, KY 41017



## BUILDING PHOTOS



**FOR LEASE**

# 519 ENTERPRISE DRIVE

ERLANGER, KY 41017



**CUSHMAN &  
WAKEFIELD**

## SITE PLAN





**FOR LEASE**

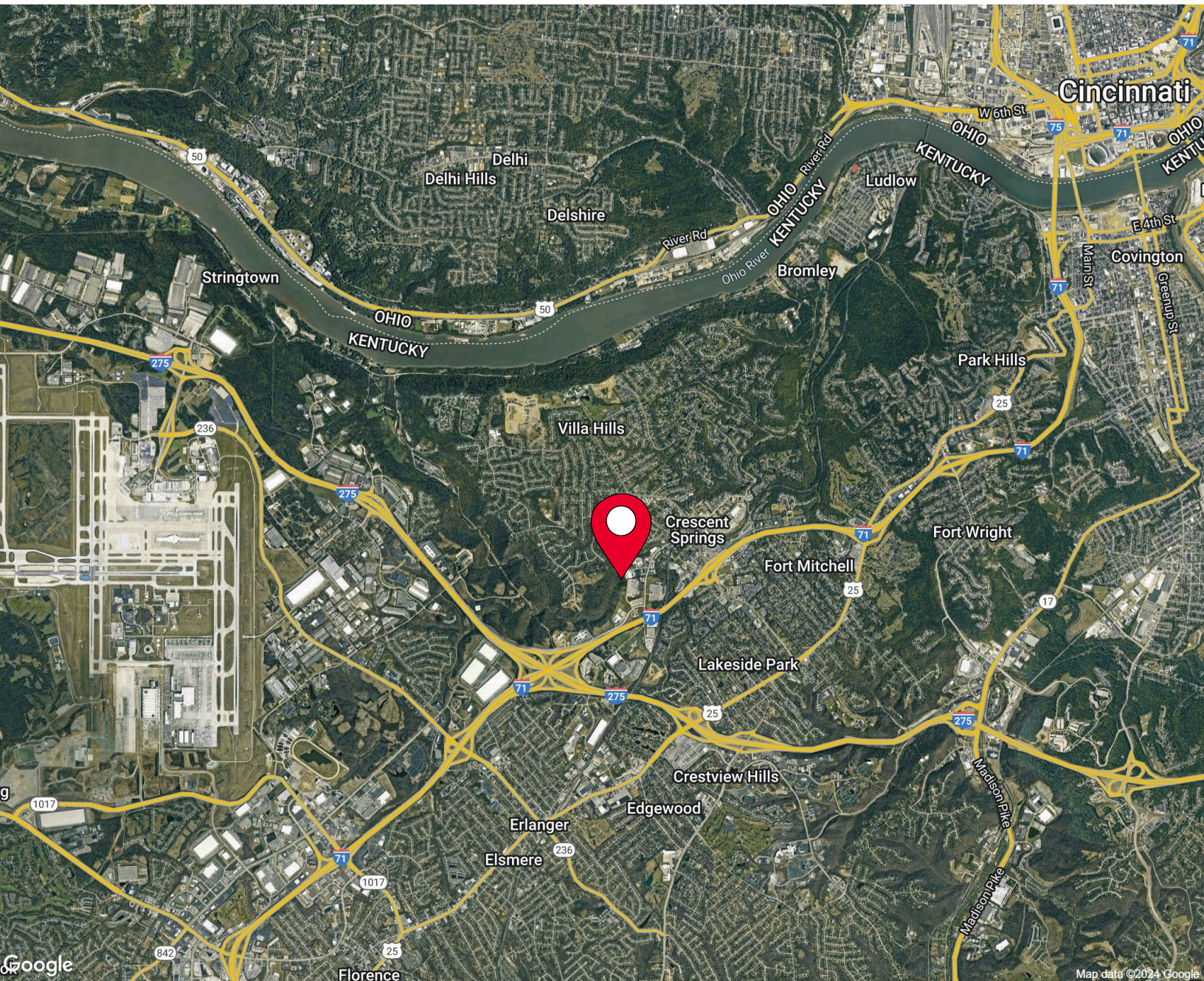
# 519 ENTERPRISE DRIVE

ERLANGER, KY 41017



**CUSHMAN &  
WAKEFIELD**

## AERIAL LOCATION



**For more information, contact:**

**TOM MCCORMICK, SIOR, CCIM**  
+1 513 763 3025  
tom.mccormick@cushwake.com

**SEATTLE STEIN**  
+1 513 763 3027  
seattle.stein@cushwake.com

**MAGGIE MAYS**  
+1 859 397 8500  
maggiemaysrealtor@gmail.com

201 E. Fourth Street, Suite 1800  
Cincinnati, OH 45202  
P: +1 513 421 4884  
[cushmanwakefield.com](http://cushmanwakefield.com)

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.