

FOR SALE

519 ENTERPRISE DRIVE

ERLANGER, KY 41017

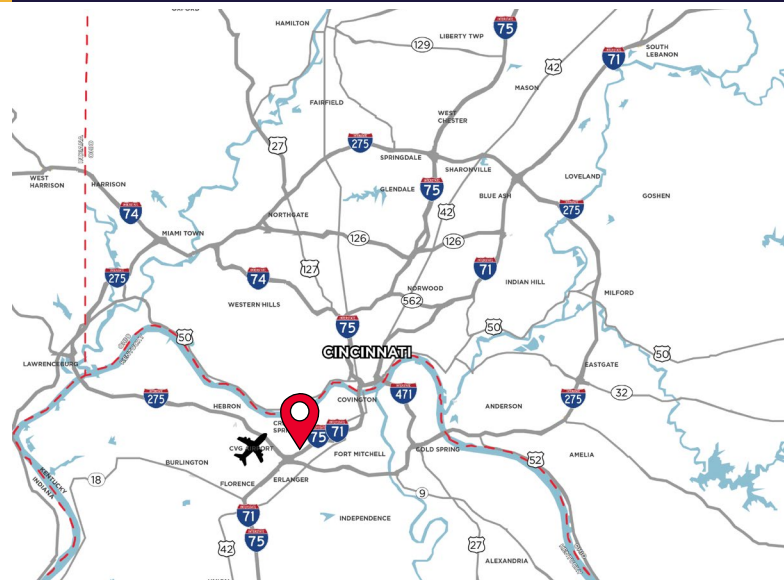


SPACE AVAILABLE + MULTI-TENANT INCOME

2 BUILDINGS FOR SALE

SALE PRICE: \$1,790,000

- 18,640 SF Total
- 2.7 Acres
- Outside Storage
- 6,295 SF Available (Owner Vacating)



For more information, contact:

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BUILDING SPECIFICATIONS

LOCATION	Erlanger, KY	ZONING	G-I; General Industrial
AVAILABLE SIZE	18,640 SF	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

BUILDING 1 (MAIN)

BUILDING SF	10,000 SF	DRIVE-IN DOORS	(4) Drive-in Doors
OFFICE SF	5,00 SF (50 x 100)	HVAC	Office area only
WAREHOUSE SF	5,000 SF (50 x 100)	HEAT	Gas
CONSTRUCTION	Concrete & Block Pitched Roof Wood Frame	FIRE SUPPRESSION	None
UNITS	Upper - 4 (SF Varies) Lower - 4 @ ±1,250 SF	MISC.	Upper-Office Lower-Storage
FLOORS	Concrete		

BUILDING 2

BUILDING SF	8,460 SF (108 x 40)	DRIVE-IN DOORS	(11) Drive-in Doors
WAREHOUSE SF	8,640 SF (108 x 40)	HVAC	Office area only
CONSTRUCTION	Preengineered Metal Metal Roof Foundation	HEAT	Wall Unit (1)
UNITS	Upper - SF Varies Lower - 6 @ 720 SF/Unit	FIRE SUPPRESSION	None
FLOORS	Concrete	MISC.	No Restrooms Storage Only

VACATING SPECS

AVAILABLE SIZE	6,295 SF	DRIVE-IN DOORS	(3) Drive-in Doors
OFFICE SIZE	3,000 SF		
WAREHOUSE SIZE	3,295 SF		

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BUILDING PHOTOS



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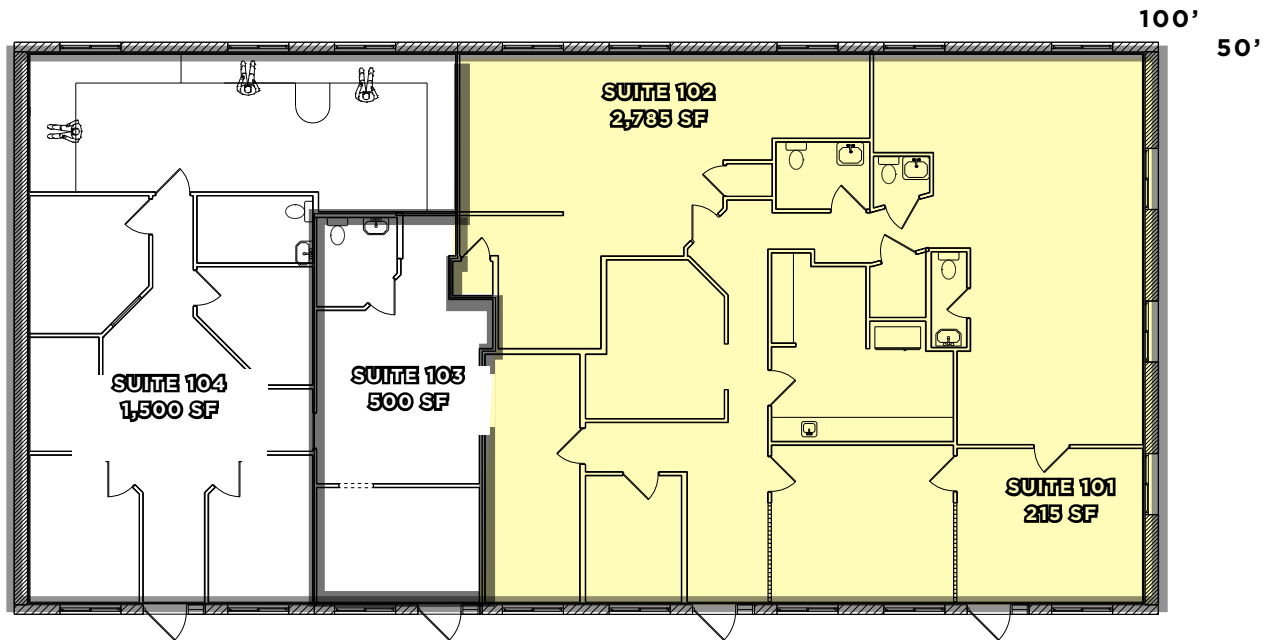
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FLOOR PLAN

BUILDING 1 UPPER FLOOR PLAN



BUILDING 1 LOWER FLOOR PLAN



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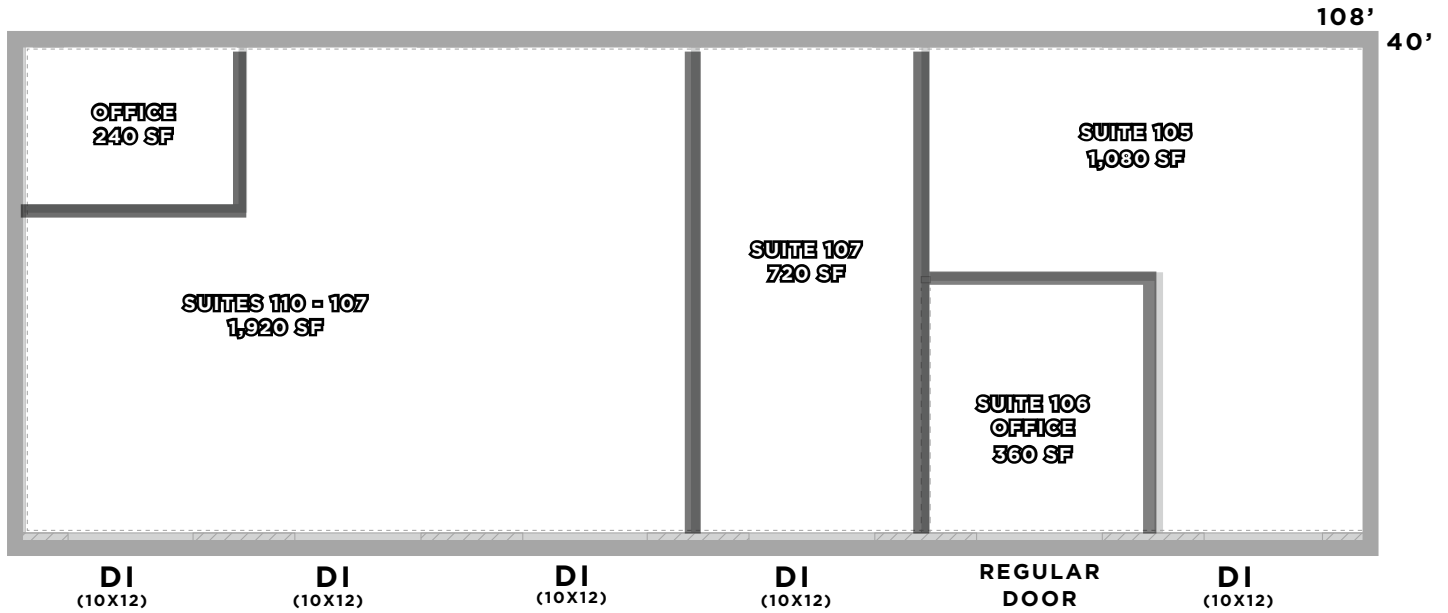
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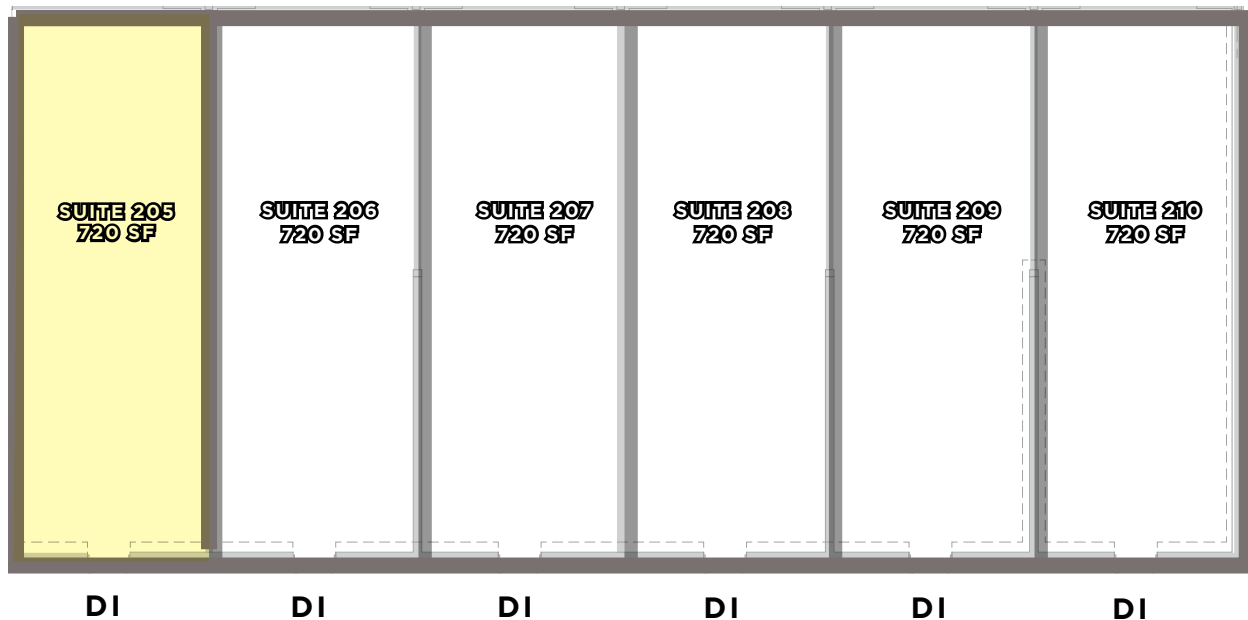


FLOOR PLAN

BUILDING 2 UPPER FLOOR PLAN



BUILDING 2 LOWER FLOOR PLAN



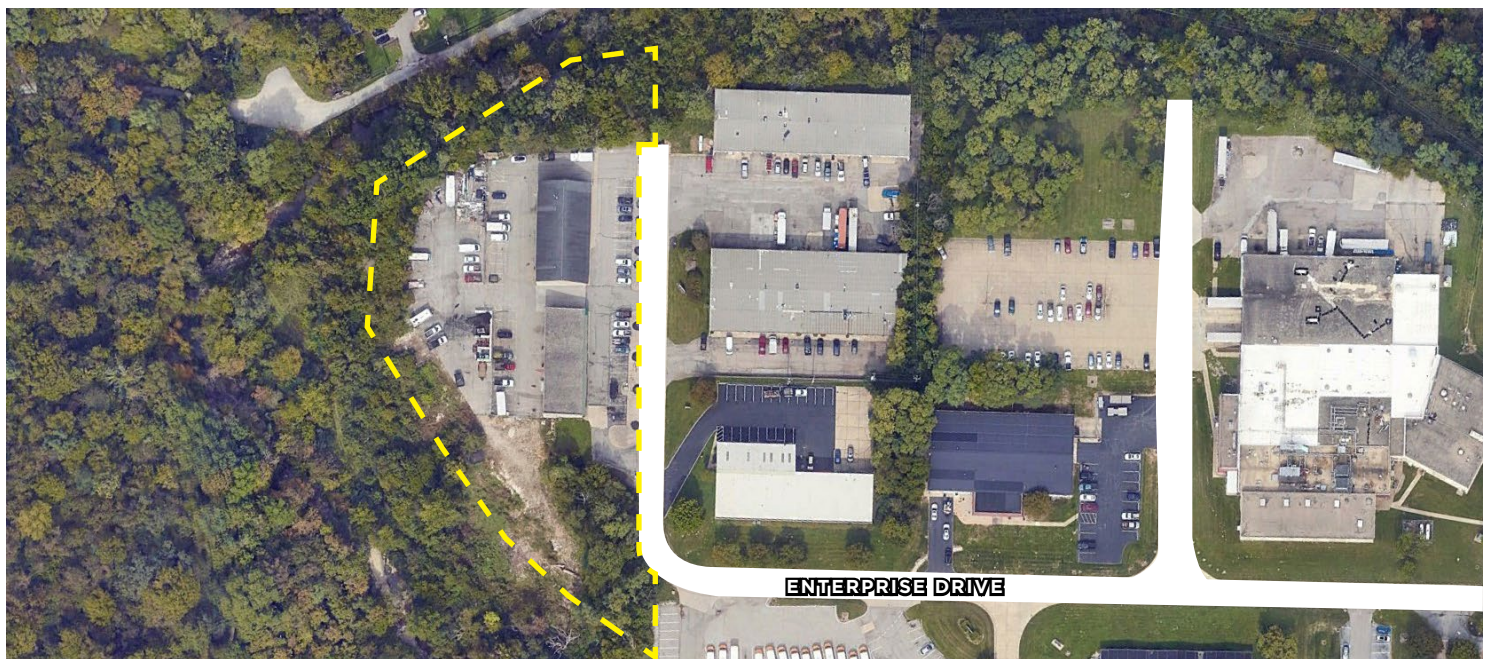
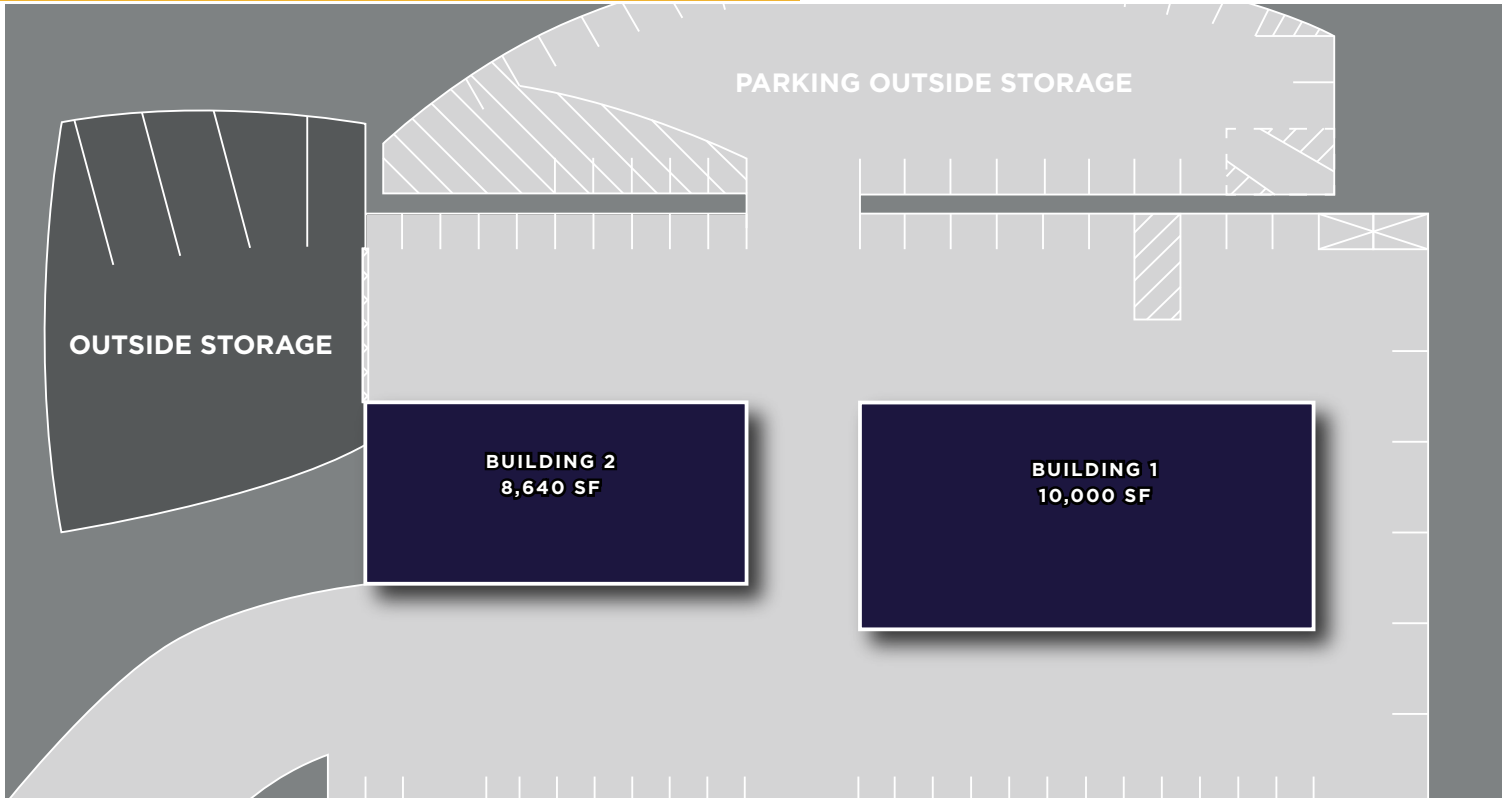
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SITE PLAN & AERIAL



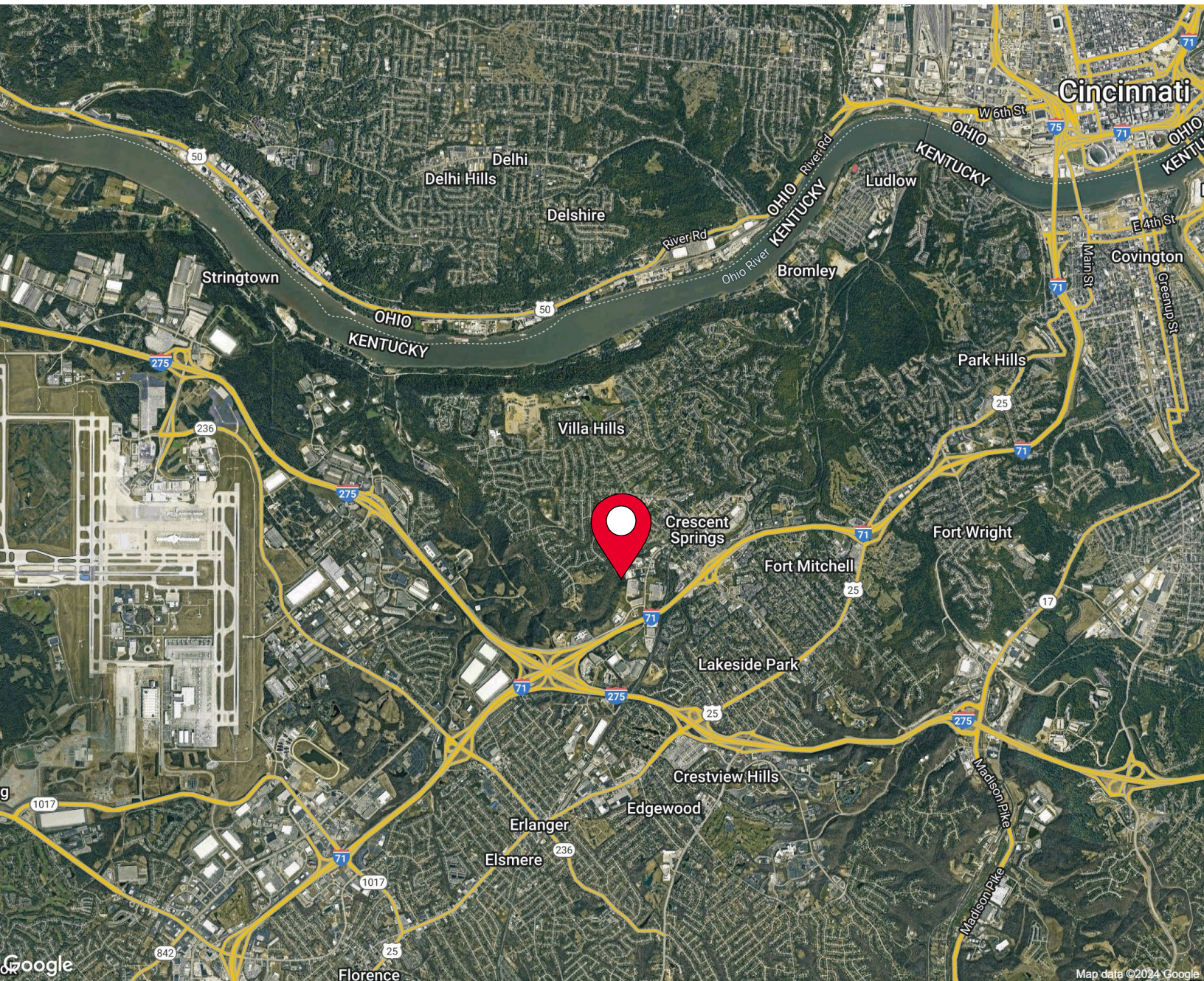
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AERIAL LOCATION



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