

FOR SALE

519 ENTERPRISE DRIVE

ERLANGER, KY 41017

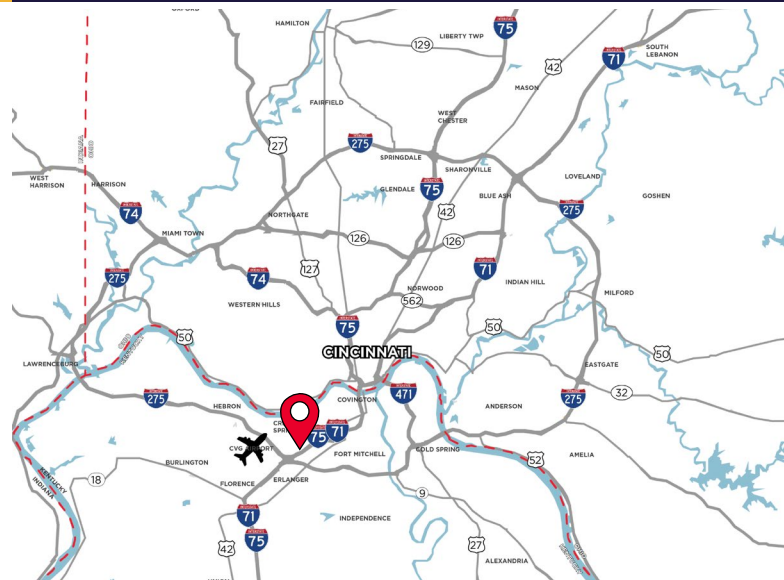


SPACE AVAILABLE + MULTI-TENANT INCOME

2 BUILDINGS FOR SALE

SALE PRICE: \$1,790,000

- 18,640 SF Total
- 2.7 Acres
- Outside Storage
- Close proximity to CVG Airport
- Ideal for owner-users; occupy part and collect income from existing tenants



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

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CUSHMAN &
WAKEFIELD

BUILDING SPECIFICATIONS

LOCATION Erlanger, KY

AVAILABLE SIZE 18,640 SF - 2 buildings

OFFICE SIZE ±5,000 SF

WAREHOUSE SIZE ±13,640 SF

YEAR BUILT Bldg. 1: 1996
Bldg. 2: 1999

ACRES 2.7 Acres

ZONING G-I; General Industrial

DRIVE-IN DOORS (15) Drive-in Doors

PARKING ±25 Parking spots

CLEAR HEIGHT 12' - 14'

PARCEL ID 014-30-00-265.05

OUTSIDE STORAGE ±32,000 SF

BUILDING 1 (MAIN)

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

BUILDING 2

BUILDING SF 8,460 SF (108 x 40)

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

OWNER OCCUPIED SPECS

TOTAL SIZE 6,295 SF

OFFICE SIZE 3,000 SF

WAREHOUSE SIZE 3,295 SF

DRIVE-IN DOORS (3) Drive-in Doors

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BUILDING PHOTOS



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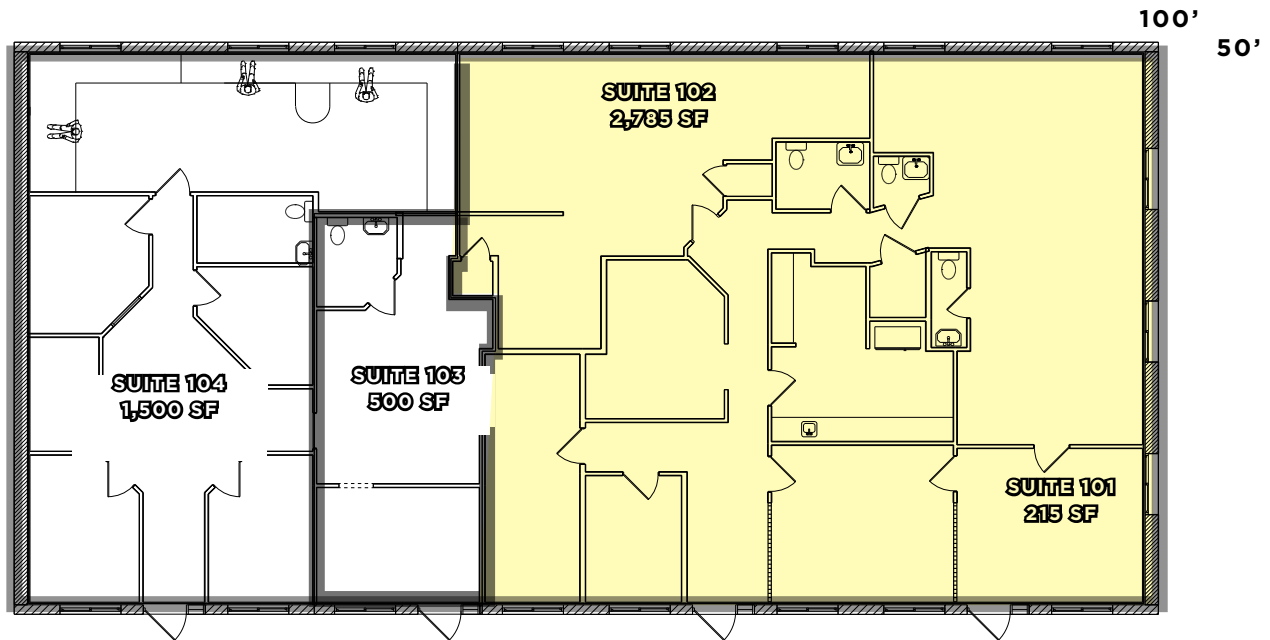
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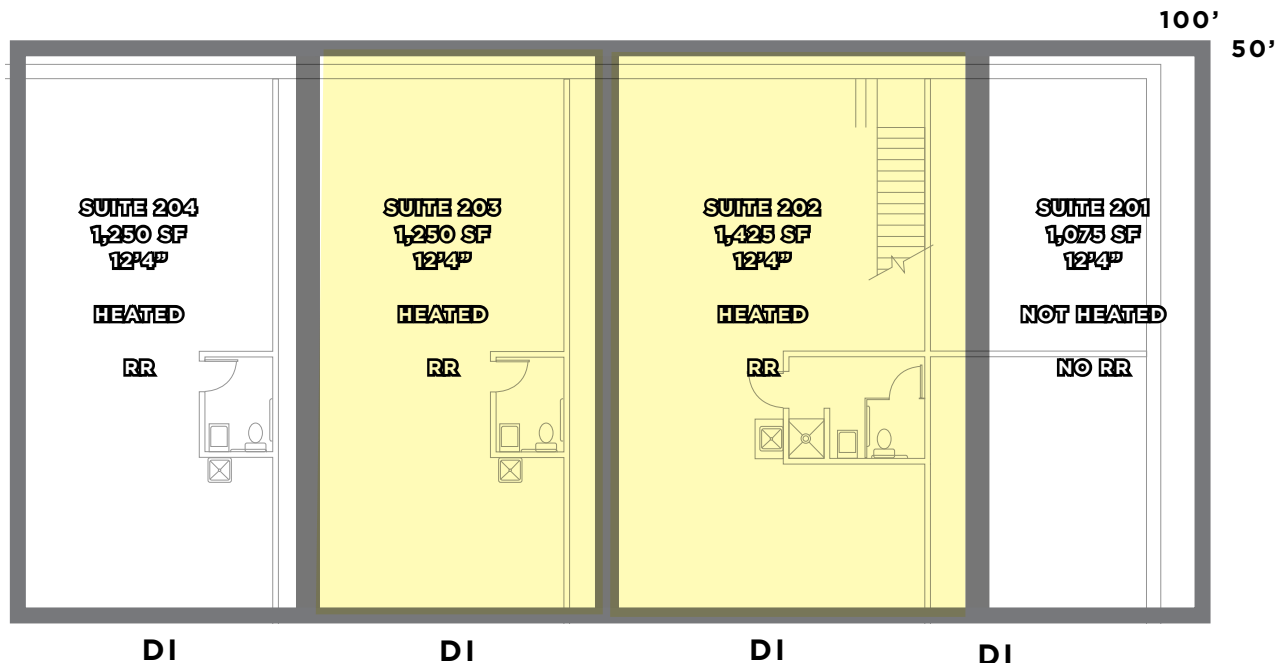
**CUSHMAN &
WAKEFIELD**

FLOOR PLAN

BUILDING 1 UPPER FLOOR PLAN



BUILDING 1 LOWER FLOOR PLAN



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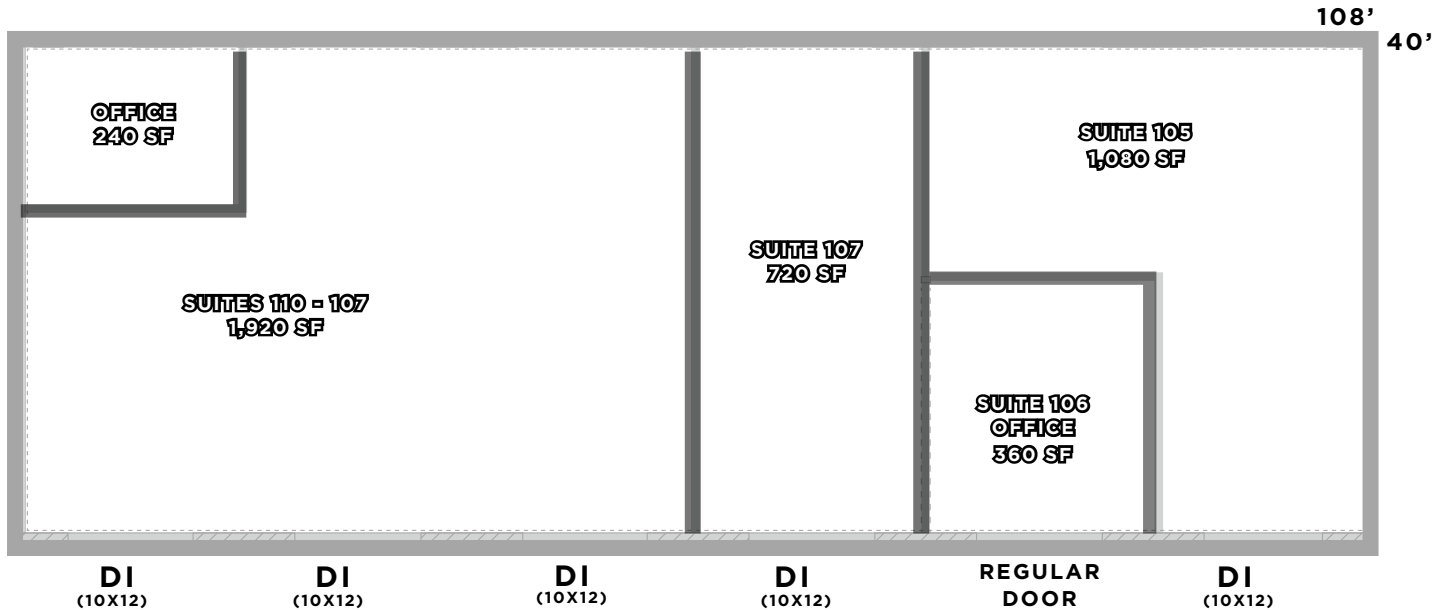
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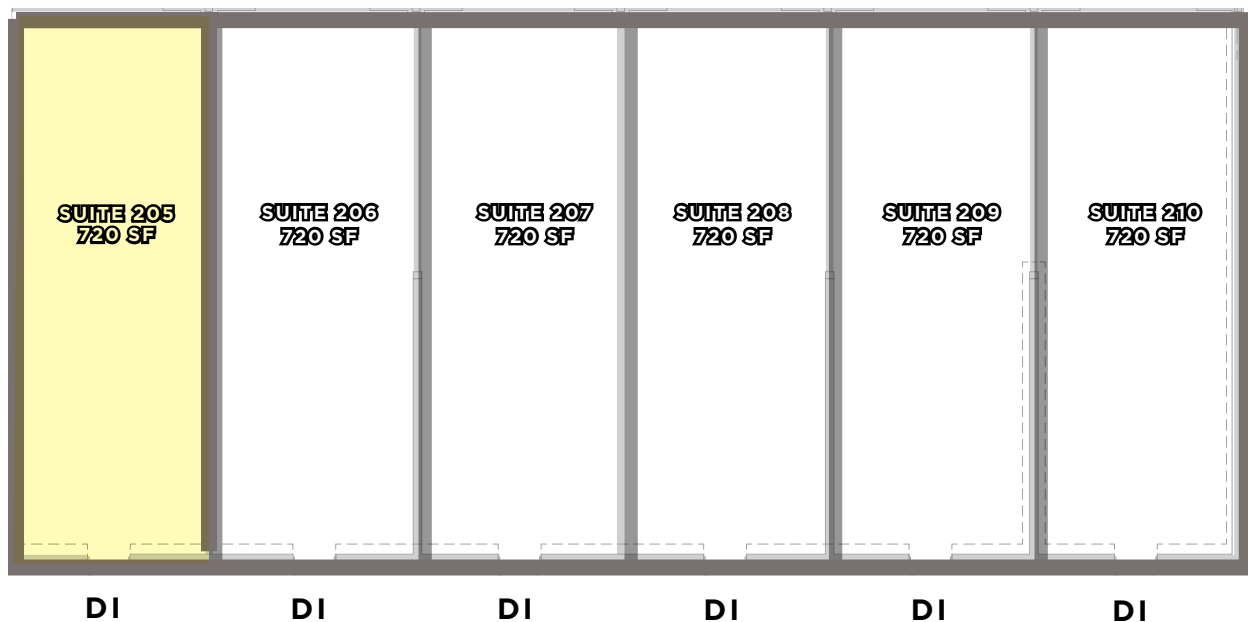
**CUSHMAN &
WAKEFIELD**

FLOOR PLAN

BUILDING 2 UPPER FLOOR PLAN



BUILDING 2 LOWER FLOOR PLAN



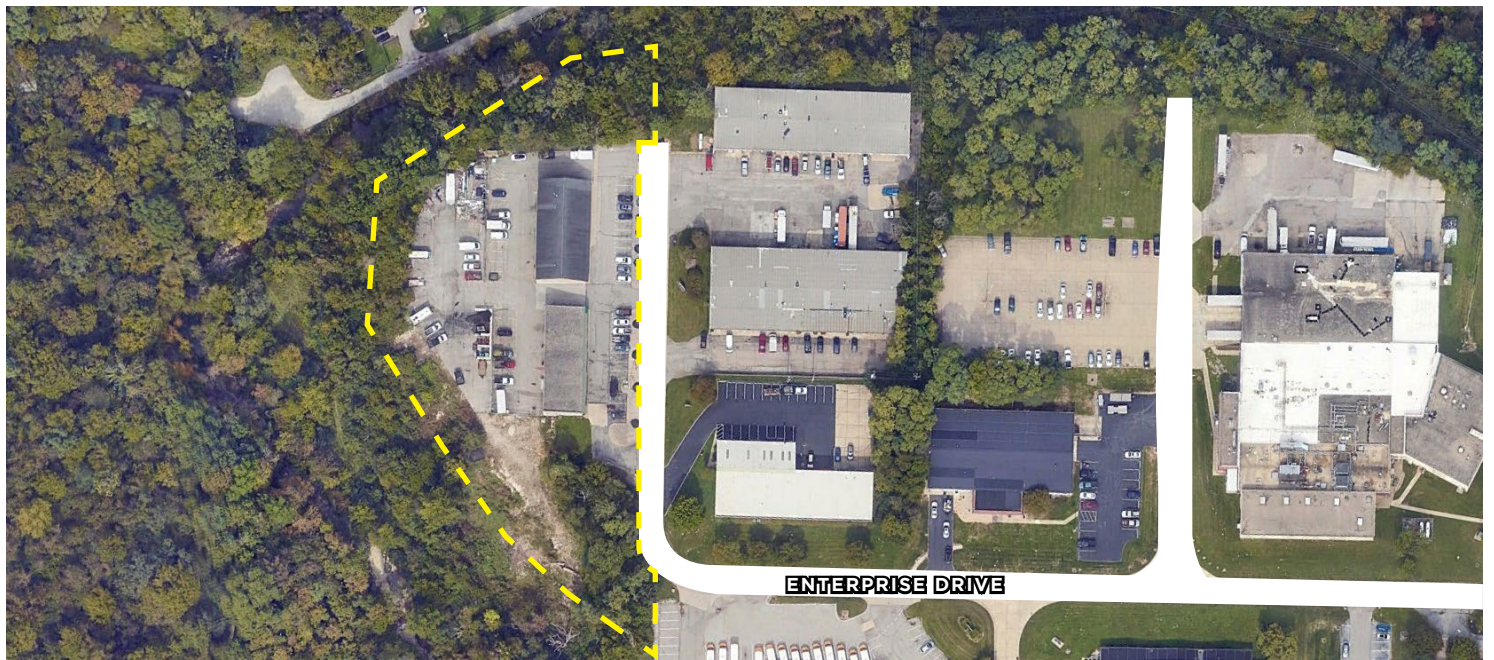
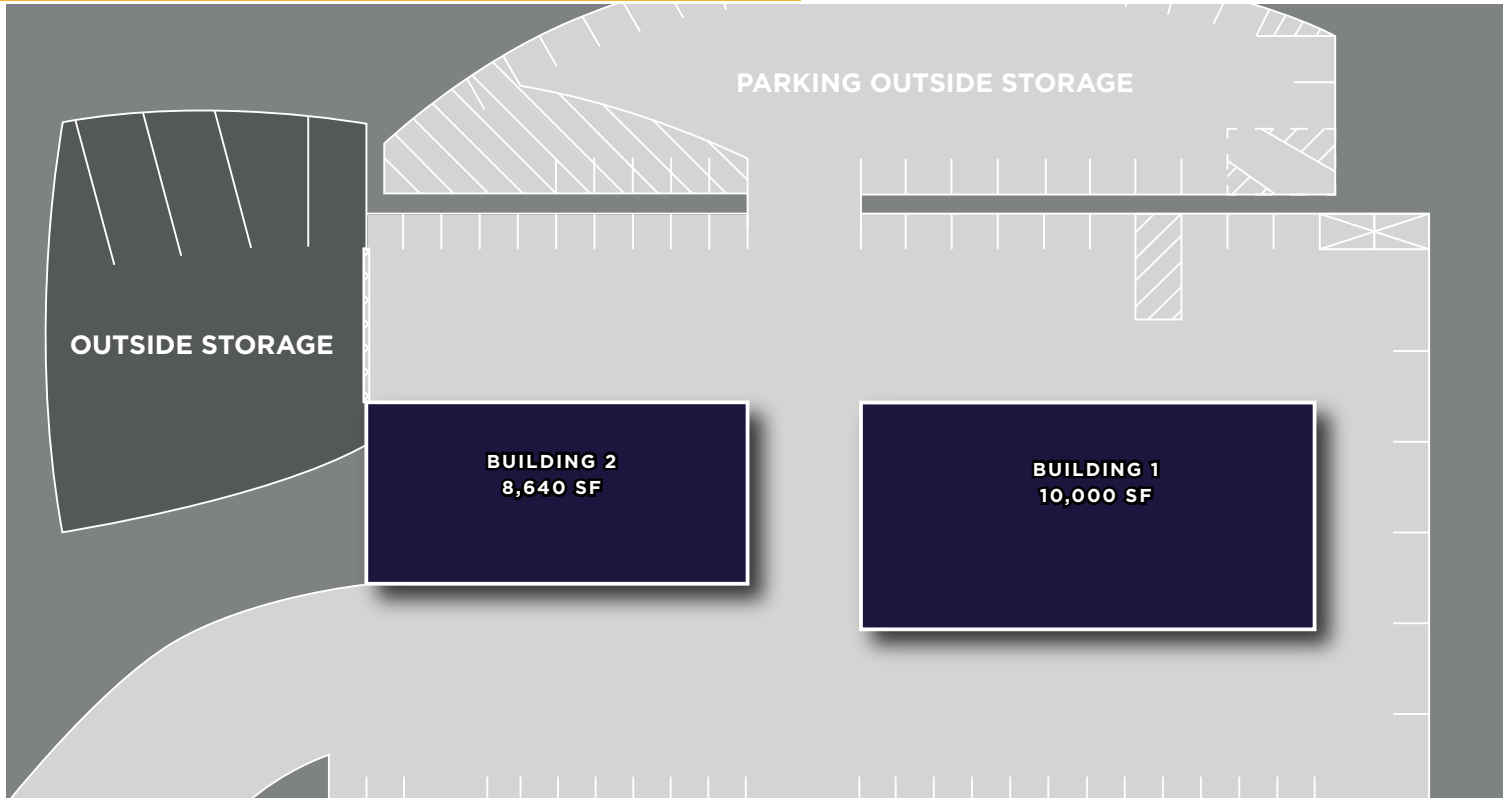
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SITE PLAN & AERIAL



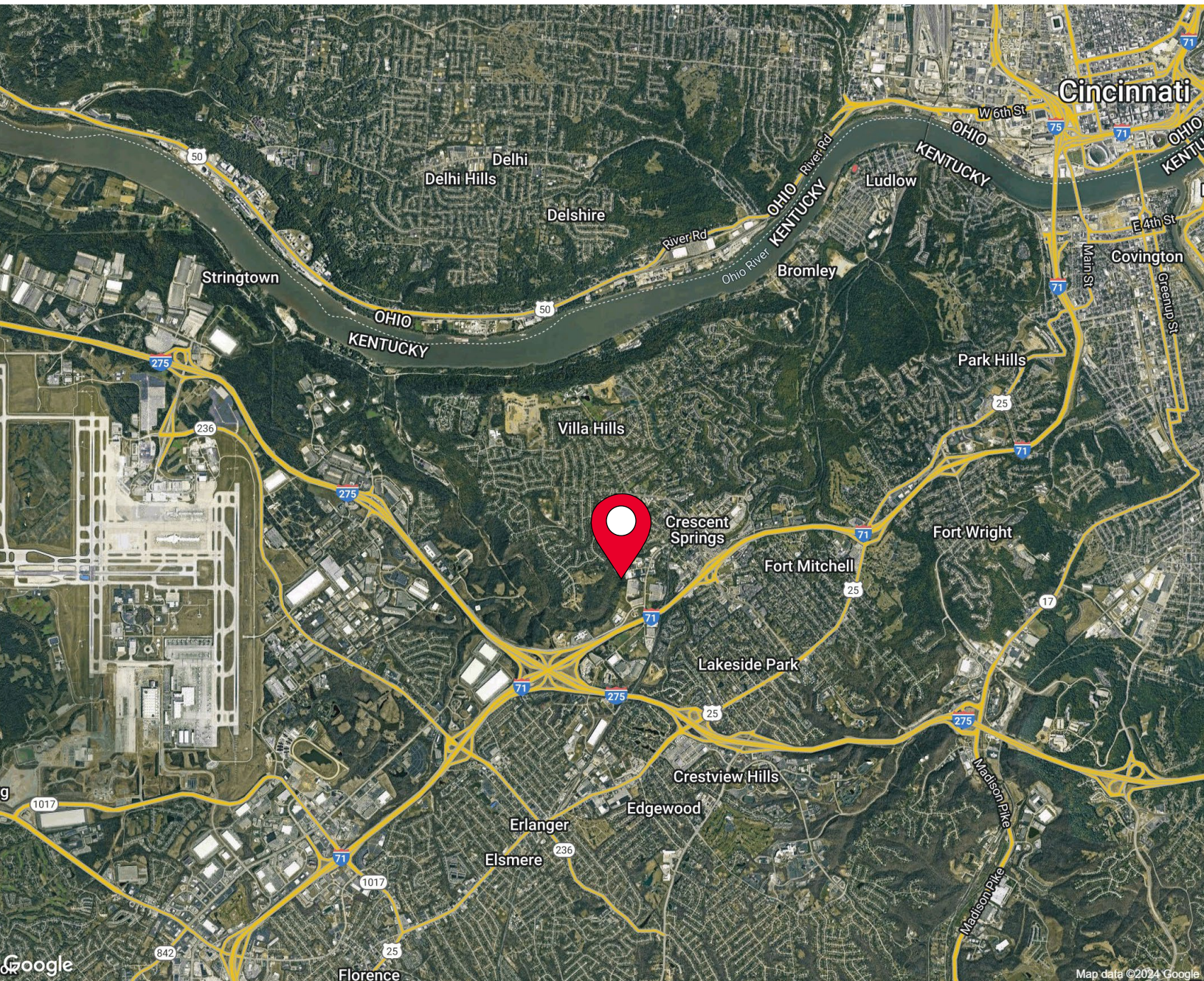
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AERIAL LOCATION



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maggiemaysrealtor@gmail.com

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

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