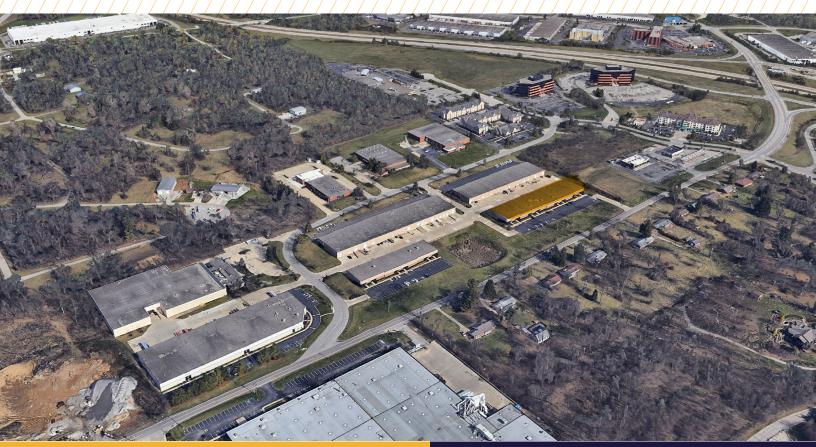
FOR LEASE

AIRPORT BUSINESS CENTER CIRCLEPORT DRIVE, ERLANGER, KY 41018





OFFICE/WAREHOUSE

- Suite 2740 Building C
 - » 7,610 SF
 - » 3,840 SF Office
 - » 3,770 SF Warehouse
 - » (2) Dock Doors
 - » (1) Drive-in Door
- No City Earnings Tax
- Less than one mile from Cincinnati/ Northern Kentucky International Airport (CVG)

LEASE RATE: \$8.50/SF



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



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

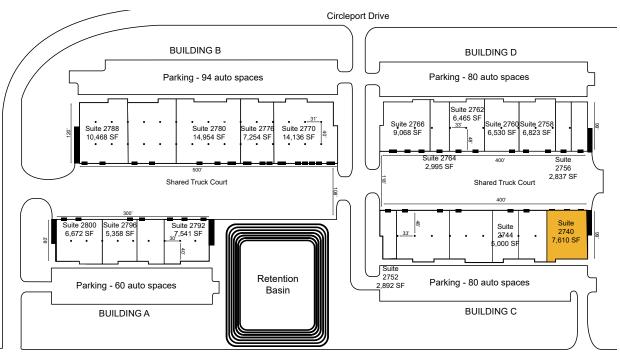
FOR LEASE

AIRPORT BUSINESS CENTER CIRCLEPORT DRIVE, ERLANGER, KY 41018



LOCATION	Uninc. Boone County	DOORS	(2) 12' docks; (1) Drive-in
AVAILABLE SIZE	7,610 SF	ELECTRIC	480/277 volt, 3 phase
OFFICE SIZE	3,840 SF	HVAC	Forced air unit heaters
YEAR BUILT	1985	UTILITIES	
CONSTRUCTION	Masonry	ELECTRIC	www.owenelectric.com
CLEAR HEIGHT	16' 9.5" - 17' 5.5"	GAS	www.duke-energy.com
COLUMN SPACING	30' x 80' bay	WATER	www.boonewater.com
PARKING	60 parking spaces in front	SEWER	www.sd1.org
FIRE SUPPRESSION	Wet system	TELEPHONE	www.altafiber.com
FLOOR	5" concrete	DATA	www.spectrum.com

SITE PLAN & SPECIFICATIONS

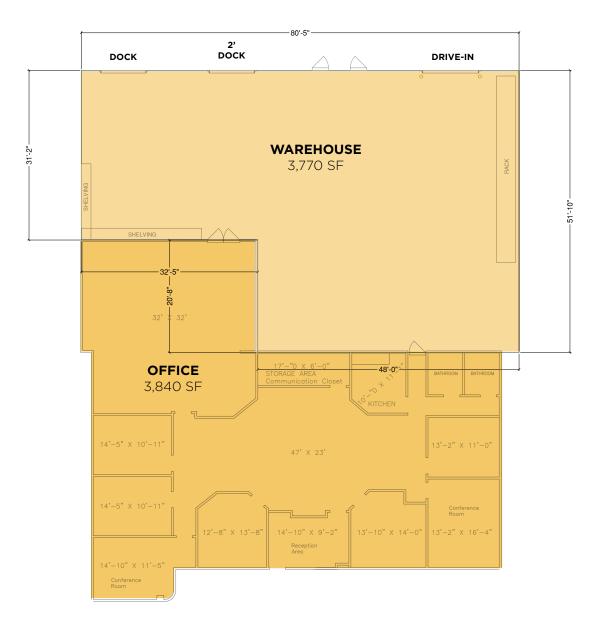




AIRPORT BUSINESS CENTER CIRCLEPORT DRIVE, ERLANGER, KY 41018



FLOOR PLAN - SUITE 2740



FOR LEASE

AIRPORT BUSINESS CENTER CIRCLEPORT DRIVE, ERLANGER, KY 41018



AERIAL LOCATION



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 201 E. Fourth Street, Suite 1800 Cincinnati, OH 45202 P: +1 513 421 4884 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, RENTLA, OR OTHER CONDITIONS WITHORAWAL 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 CUR-RENT OR FUTURE PROPERTY PERFORMANCE.