



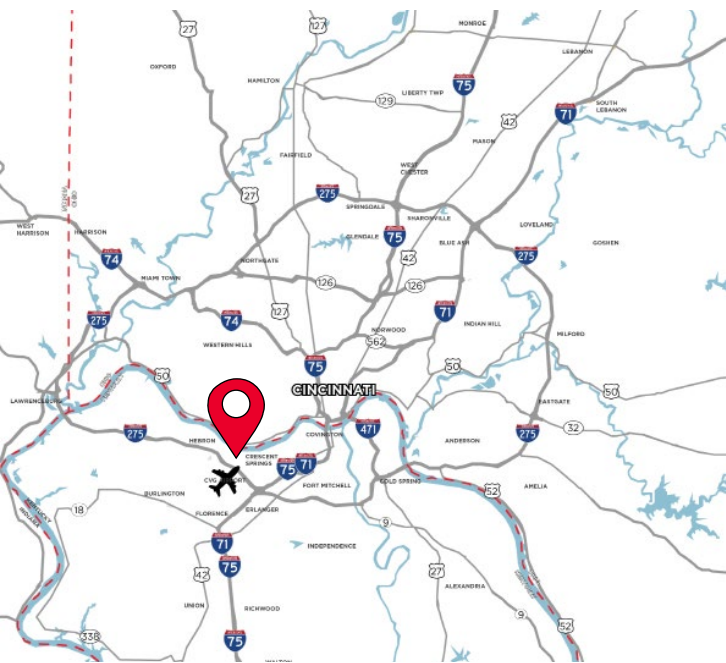
**1845 AIRPORT
EXCHANGE BLVD.**

ERLANGER, KY 41018

SUBLEASE RATE: \$8.25/SF + \$2.12/SF

PROPERTY HIGHLIGHTS

- Suite 230 Available!
- 19,200 Total SF
- 5,600 SF Office
- (5) Dock Doors
- (1) Drive-in Door
- Sublease expires: 6/30/2028
- No City Earnings Tax
- Less than one mile from Cincinnati/
Northern Kentucky International Airport



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FOR SUBLEASE

1845 AIRPORT EXCHANGE

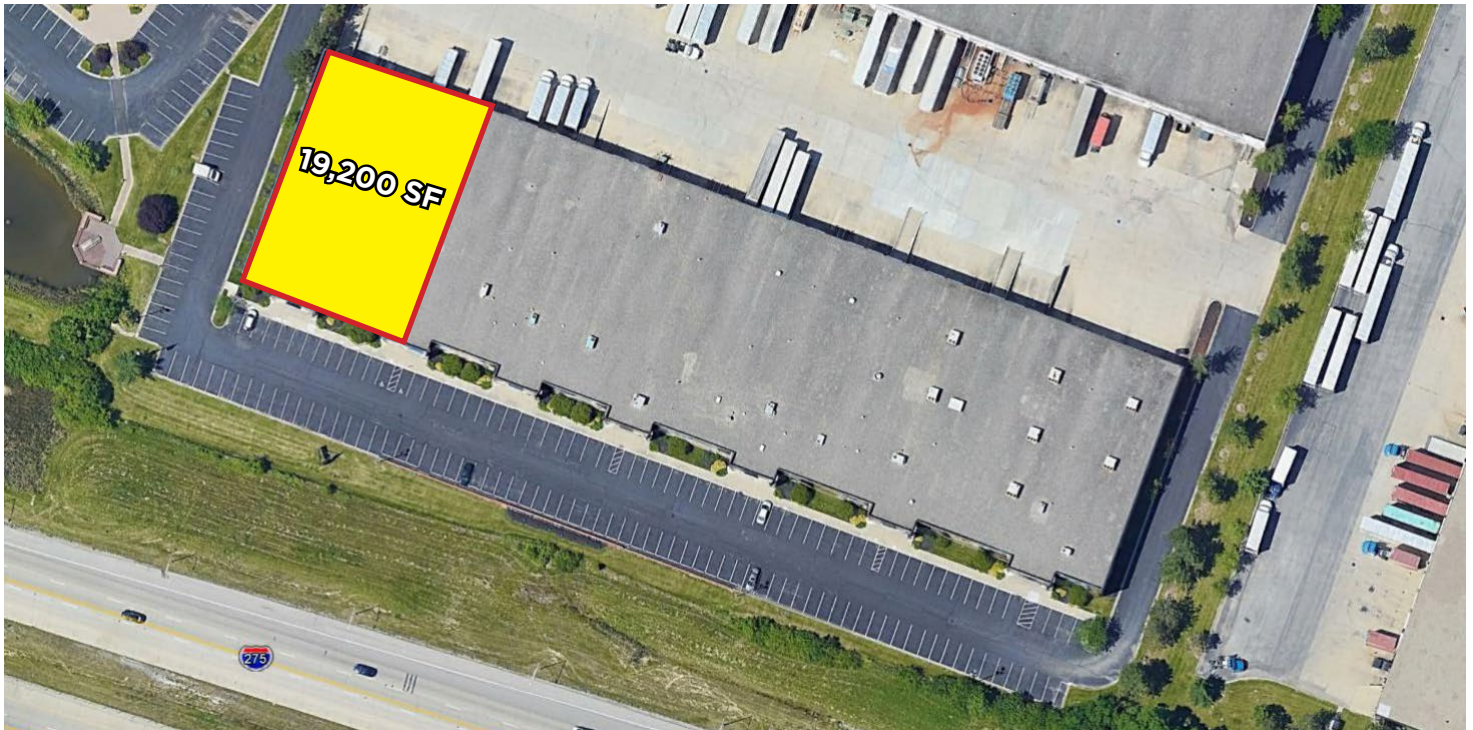
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BUILDING SPECIFICATIONS

SUBLEASE RATE: \$8.25/SF + \$2.12/SF

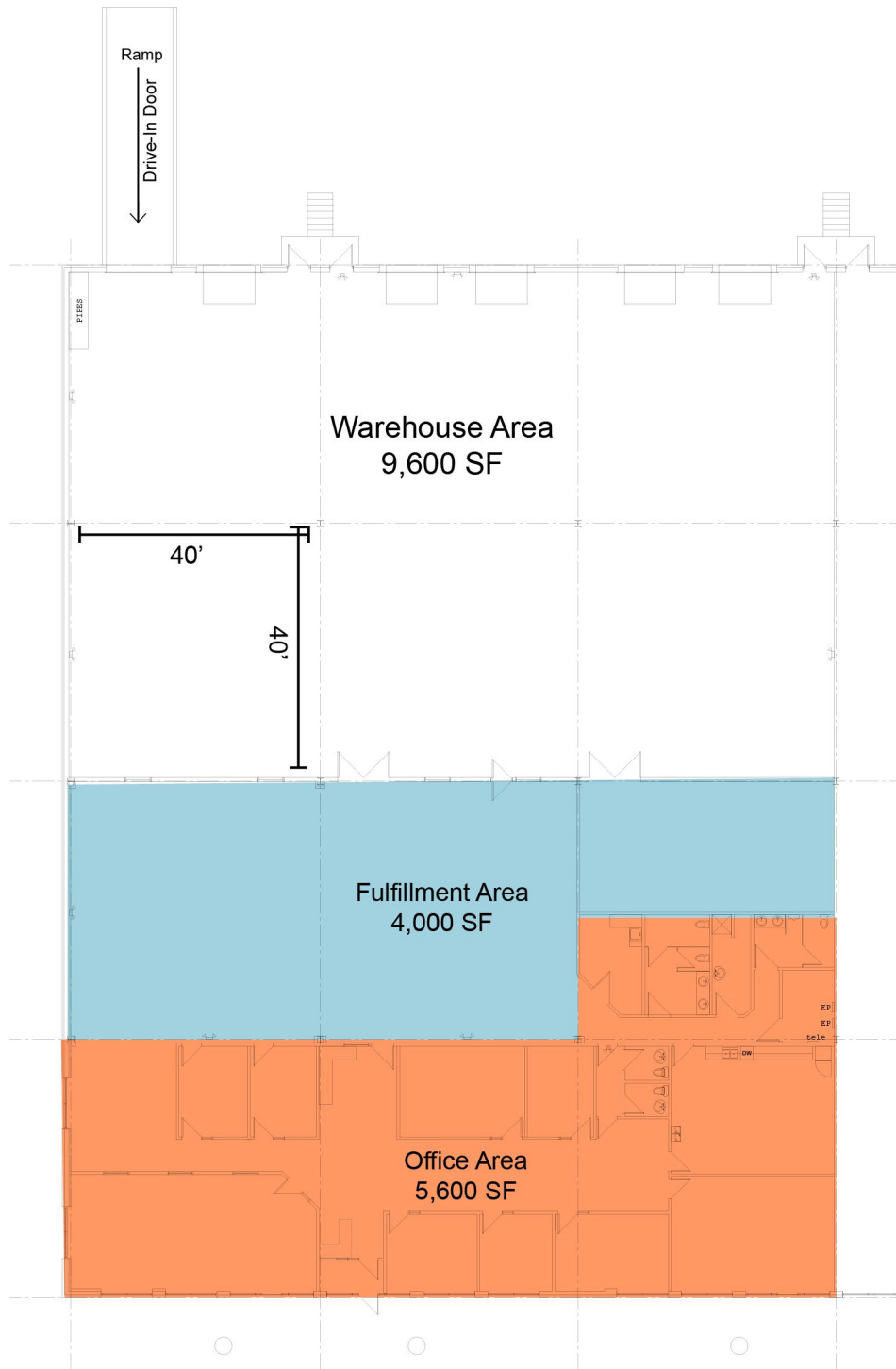
BUILDING SIZE	99,200 Total SF	LIGHTING	T-8 fluorescent
AVAILABLE SIZE	Suite 230: 19,200 SF	HVAC	suspended gas-fired unit heaters
OFFICE SIZE	5,600 SF	DOCK DOORS	(5) Dock Doors
YEAR BUILT	1988	DRIVE-IN DOORS	(1) Drive-In Door
JURISDICTION	Unincorporated Boone County	TRUCK COURT	7' concrete, 160' depth (shared)
ZONING	I-1, Light Industrial	AUTO PARKING	245 auto stalls
CONSTRUCTION	CMU with brick facade	ELECTRIC	480/277-volt, 3-phase, 4-wire to building
CLEAR HEIGHT	20'	GAS	www.duke-energy.com
COLUMN SPACING	40' x 40'	WATER	www.boonewater.com
ROOF	Single-ply ballasted EPDM	SEWER	www.sd1.org
FIRE SUPPRESSION	Wet system	DATA	www.spectrum.com

SITE AERIAL



FOR SUBLEASE
1845 AIRPORT EXCHANGE
ERLANGER, KY 41018

BUILDING FLOOR PLAN



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AERIAL LOCATION



For more information, contact:

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