

FOR LEASE

1830 AIRPORT EXCHANGE

ERLANGER, KY 41018

Dalfen
INDUSTRIAL

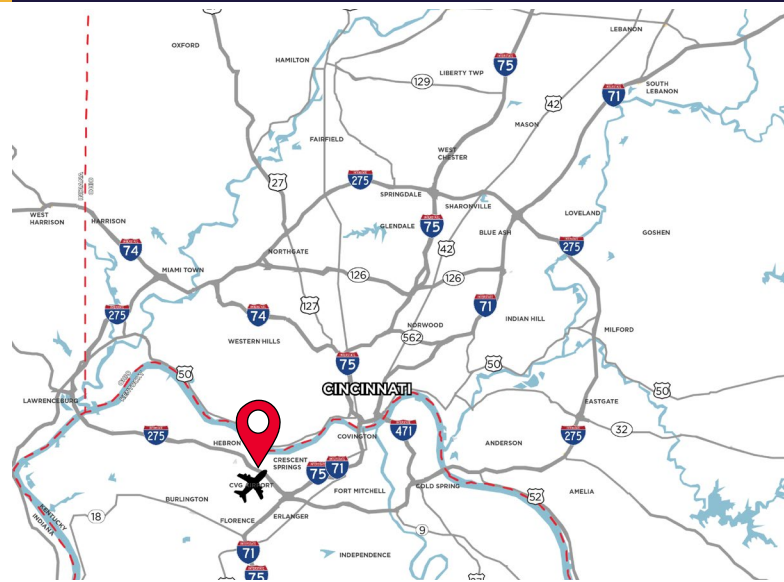
**CUSHMAN &
WAKEFIELD**



OFFICE/WAREHOUSE

- Multiple Suites Available
- 4,300 SF - 13,200 SF
- Easy access to I-275 & I-75/71
- Close proximity to Cincinnati/N. Kentucky International Airport, DHL SuperCargo & Amazon Prime Air Hubs
- No City Earnings Tax

MULTIPLE SUITES AVAILABLE



For more information, contact:

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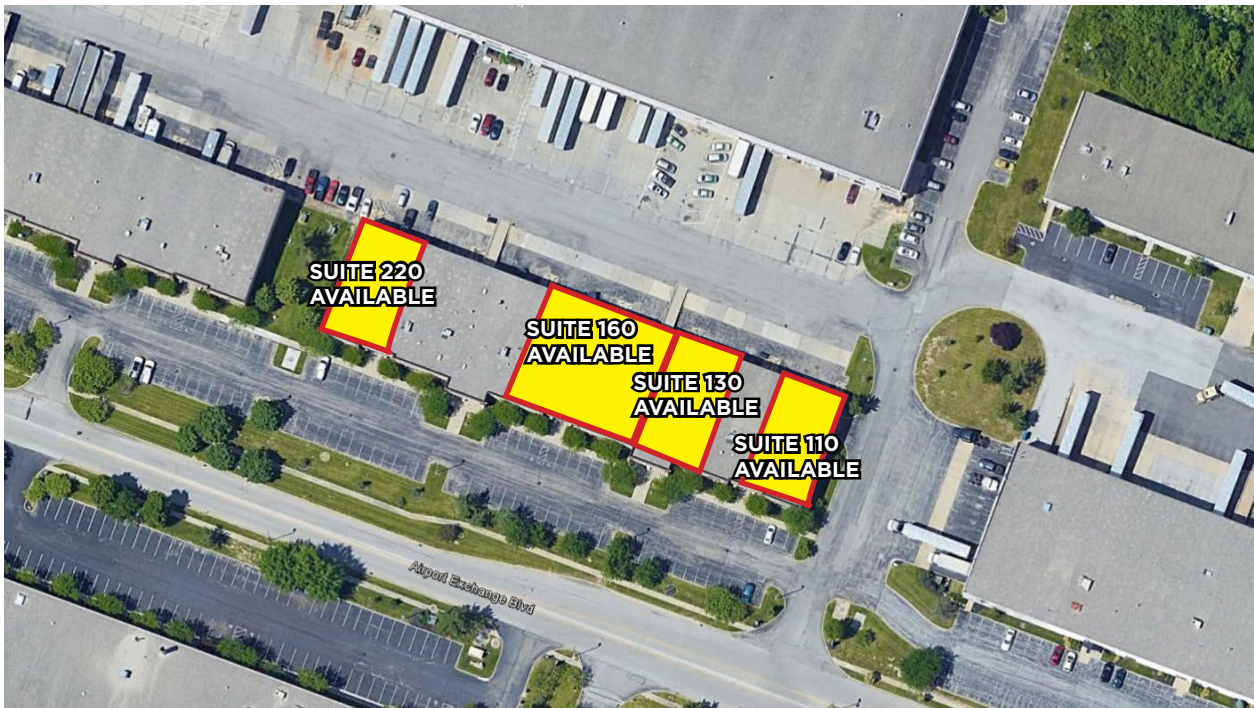
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LOCATION	Hebron, KY (Boone County)
TOTAL SIZE	34,200 SF
AVAILABLE SIZE	See Next Page
YEAR BUILT	1990
CONSTRUCTION	Steel Column & Beams
CLEAR HEIGHT	18'
COLUMN SPACING	30'x30'
ROOF	45-mil single-ply membrane

PARKING	150
ZONING	I-1; Light Industrial
SPRINKLERS	Wet
ELECTRIC	480/277-volt, 3-phase
HVAC	Suspended gas-fired unit heaters
LIGHTING	LED
OPEX	\$2.46/SF

AERIAL

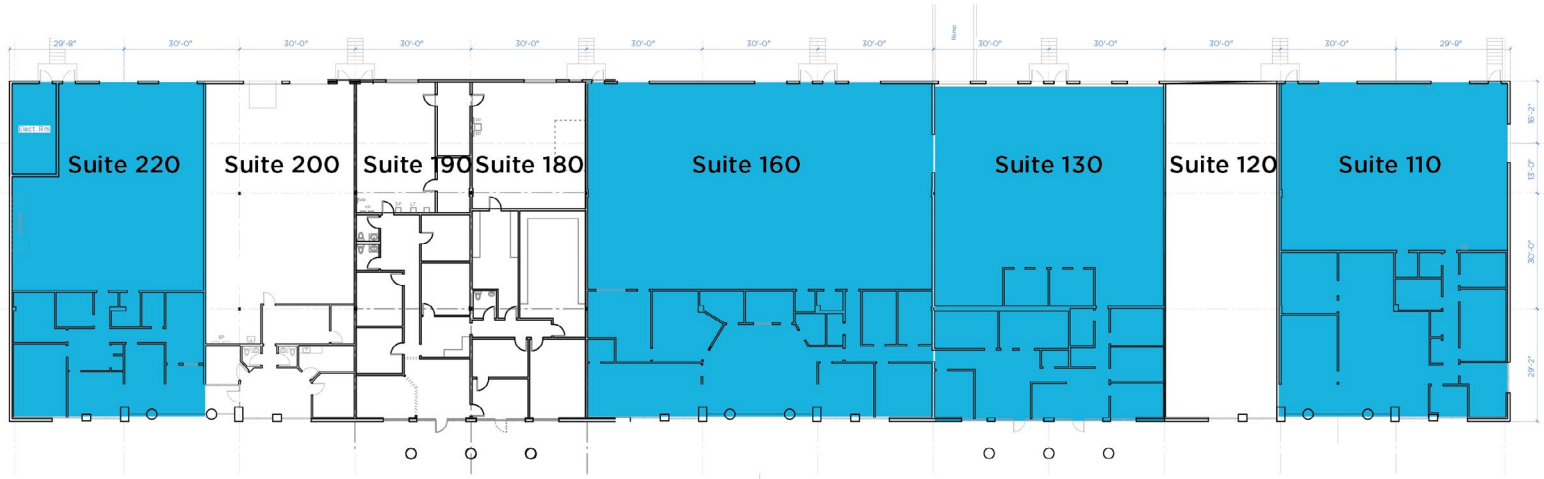


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SITE PLAN



UNIT #	SPACE SF	WAREHOUSE SF	OFFICE SF	DOORS	LEASE RATE
SUITE 220	4,300 SF	2,700 SF	1,600 SF	2 Docks	NEGOTIABLE
SUITE 130	5,100 SF	2,640 SF	2,460 SF	3 Docks/ 1 DI Door	NEGOTIABLE
SUITE 160	8,100 SF	6,025 SF	2,075 SF	3 Docks	NEGOTIABLE
SUITE 110	5,100 SF	2,640 SF	2,460 SF	2 Docks/ 1 DI Door	NEGOTIABLE

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