

FOR SALE

519 ENTERPRISE DRIVE

ERLANGER, KY 41017



SALE PRICE REDUCED!

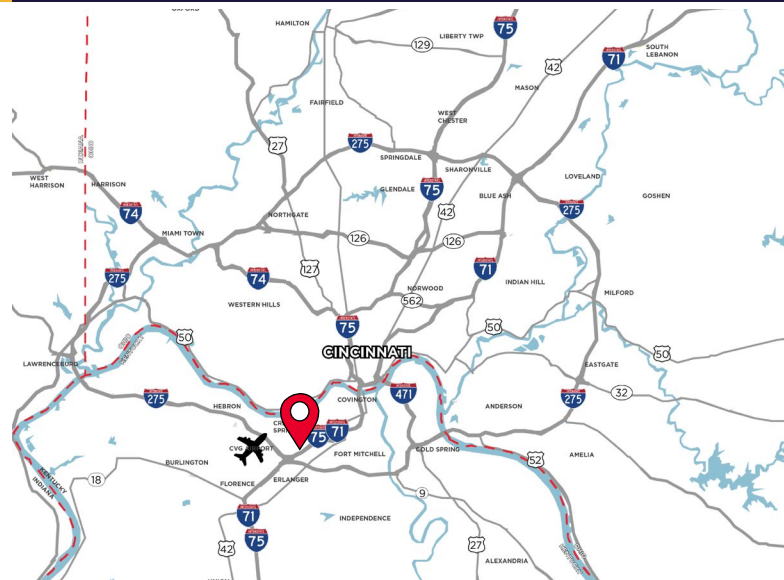


SPACE AVAILABLE + MULTI-TENANT INCOME

2 BUILDINGS FOR SALE

SALE PRICE: \$1,295,000

- 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

FOR SALE

519 ENTERPRISE DRIVE

ERLANGER, KY 41017



CUSHMAN &
WAKEFIELD

BUILDING SPECIFICATIONS

LOCATION	Erlanger, KY	ZONING	G-I; General Industrial
AVAILABLE SIZE	18,640 SF - 2 buildings	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 - 2 floors	DRIVE-IN DOORS	(4) Drive-in Doors
OFFICE SF	5,000 SF (50 x 100) - upper	HVAC	Office area only
WAREHOUSE SF	5,000 SF (50 x 100) - lower	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

OWNER OCCUPIED SPECS

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

FOR SALE

519 ENTERPRISE DRIVE

ERLANGER, KY 41017



BUILDING PHOTOS



FOR SALE

519 ENTERPRISE DRIVE

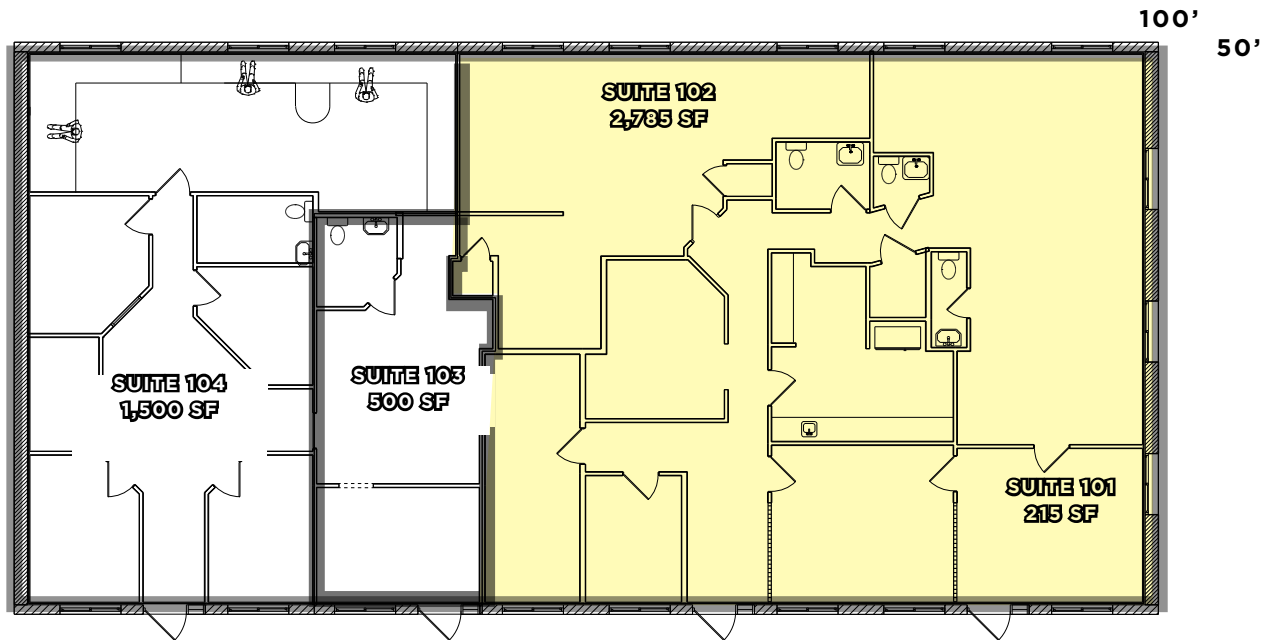
ERLANGER, KY 41017



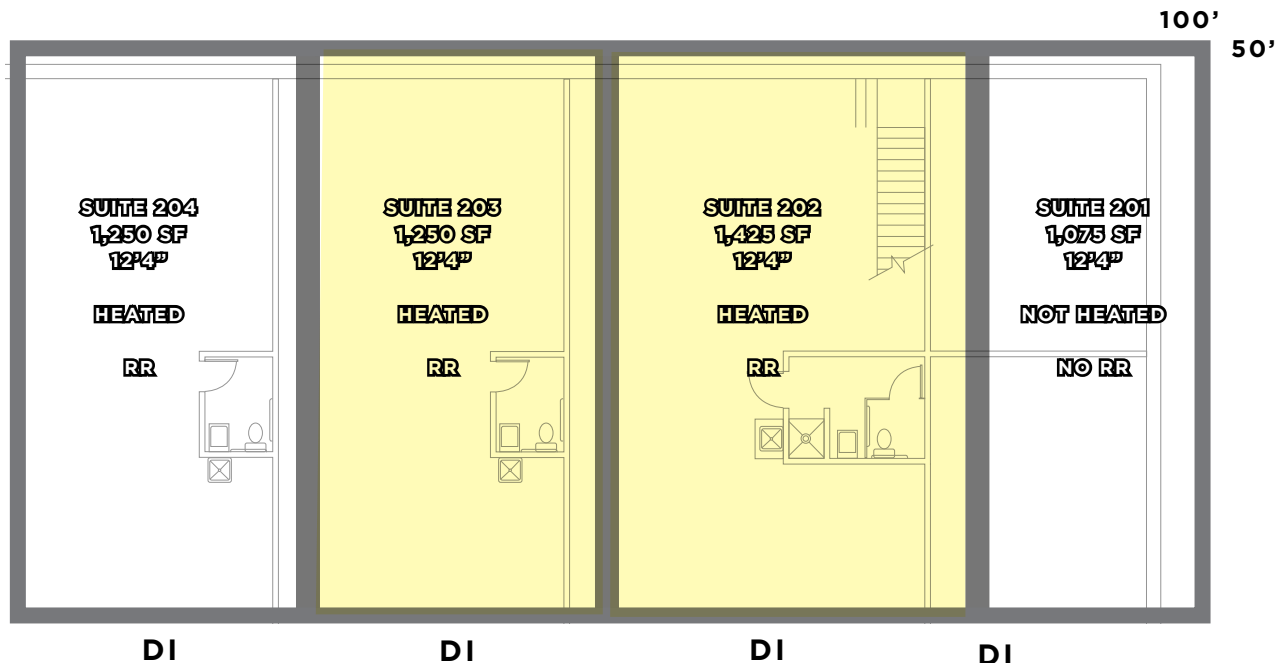
**CUSHMAN &
WAKEFIELD**

FLOOR PLAN

BUILDING 1 UPPER FLOOR PLAN



BUILDING 1 LOWER FLOOR PLAN



FOR SALE

519 ENTERPRISE DRIVE

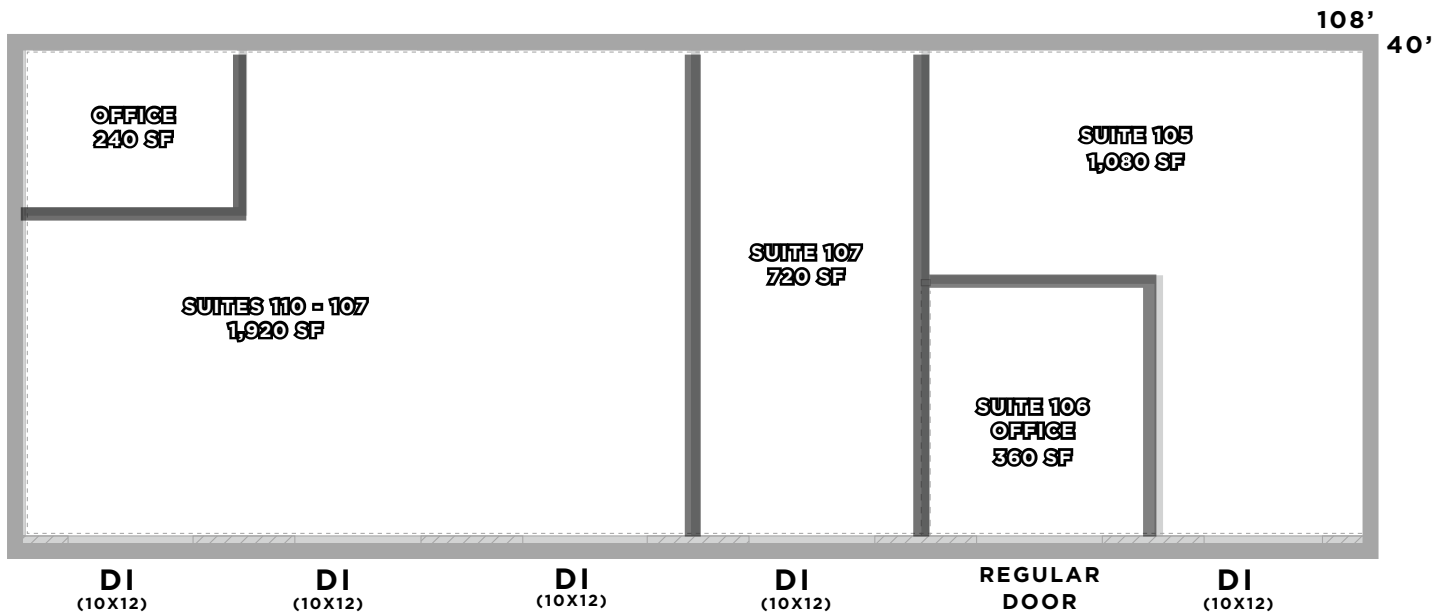
ERLANGER, KY 41017



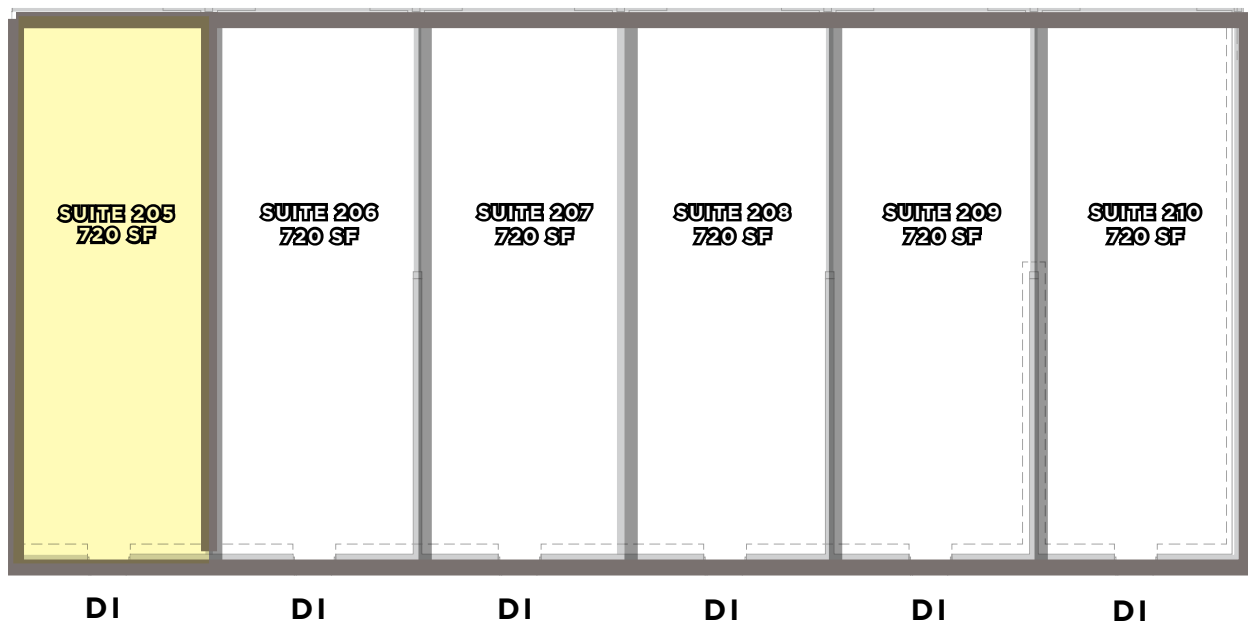
**CUSHMAN &
WAKEFIELD**

FLOOR PLAN

BUILDING 2 UPPER FLOOR PLAN



BUILDING 2 LOWER FLOOR PLAN



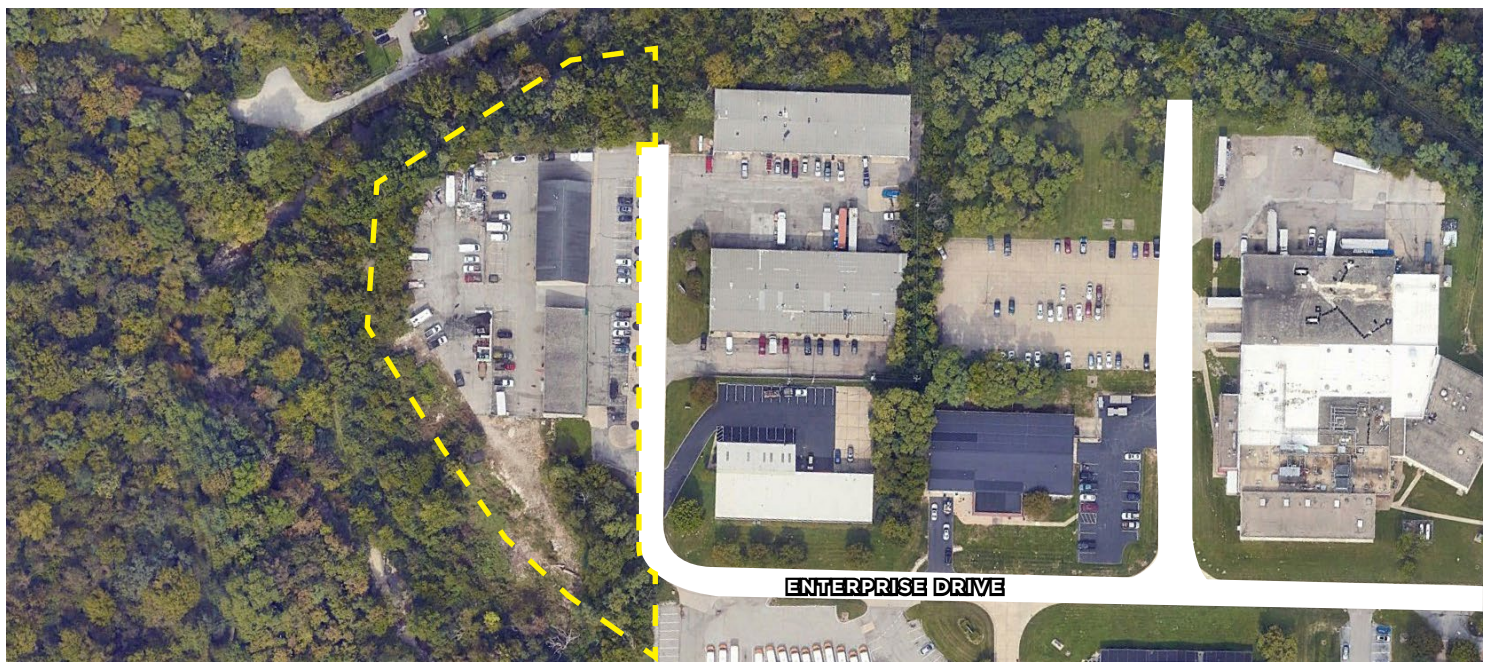
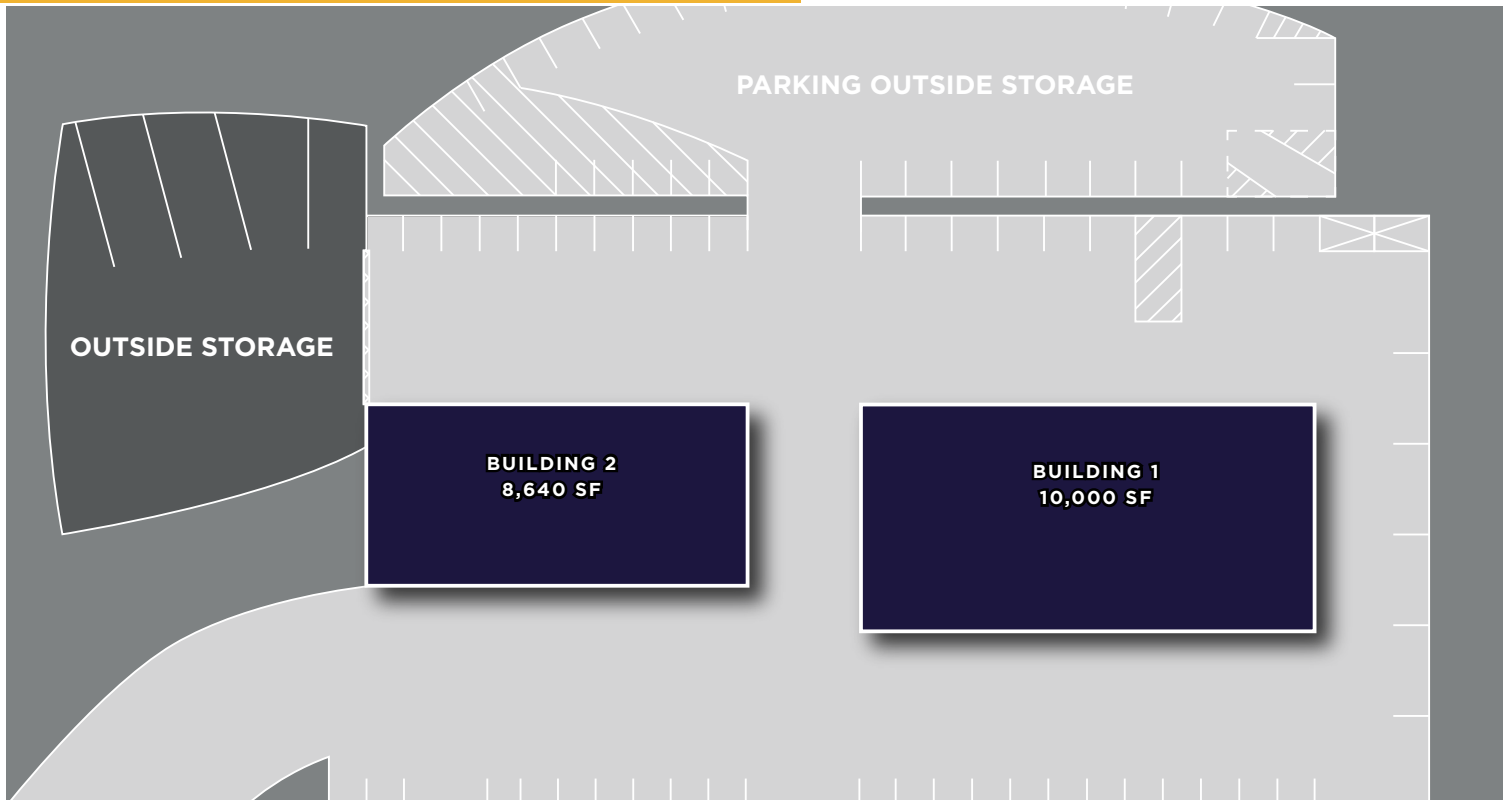
FOR SALE

519 ENTERPRISE DRIVE

ERLANGER, KY 41017



SITE PLAN & AERIAL



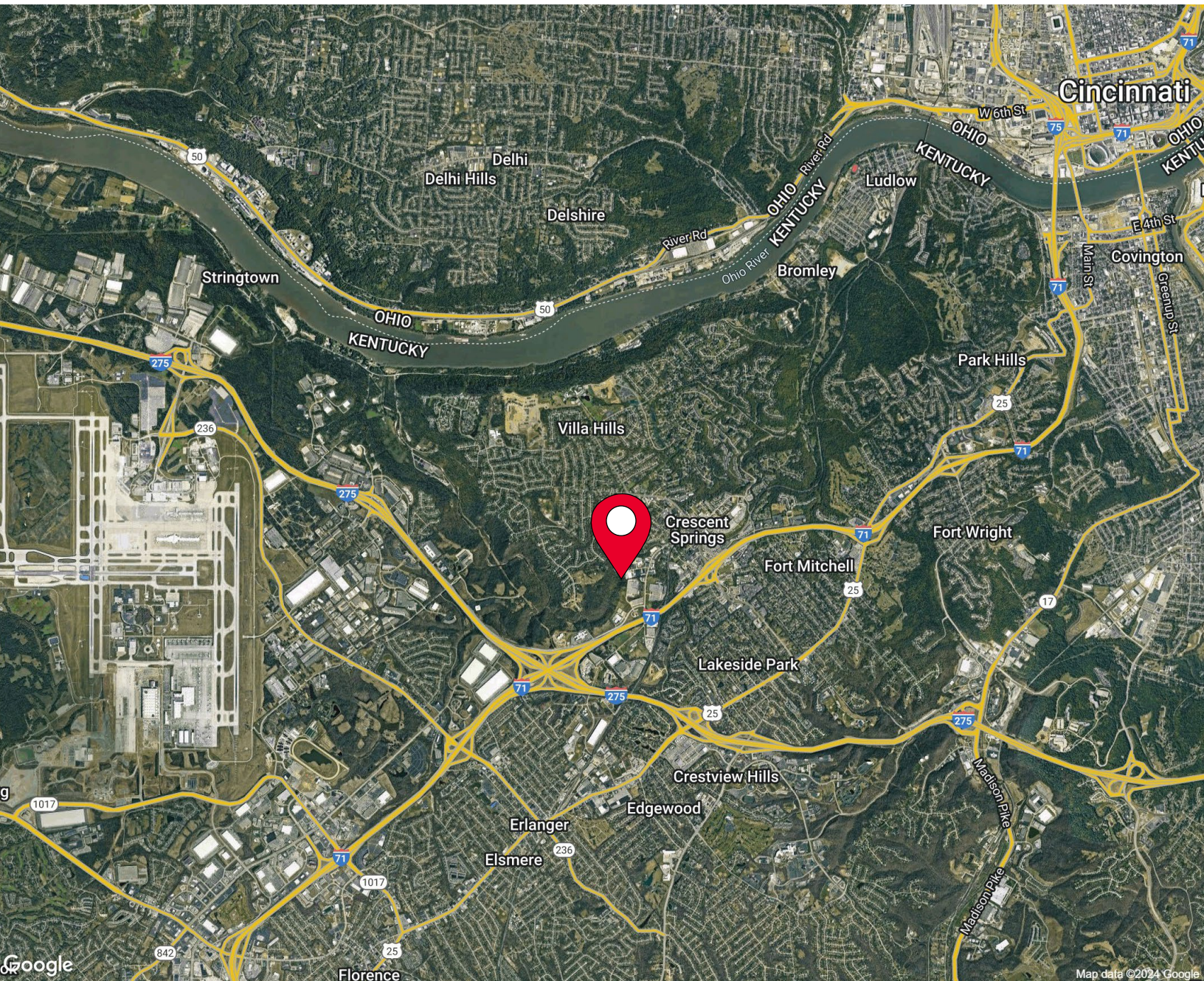
FOR SALE

519 ENTERPRISE DRIVE

ERLANGER, KY 41017



AERIAL LOCATION



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

©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, RENTAL OR OTHER CONDITIONS, WITHDRAWAL 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 CURRENT OR FUTURE PROPERTY PERFORMANCE.