

FOR LEASE

1825 AIRPORT EXCHANGE

ERLANGER, KY 41018

Dalfen
INDUSTRIAL

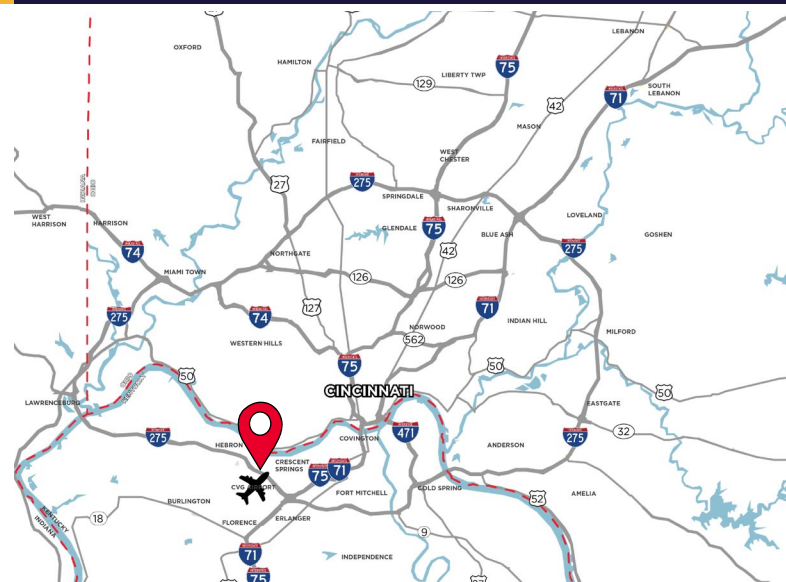
CUSHMAN & WAKEFIELD



OFFICE/WAREHOUSE

SUITE 400 AVAILABLE

- Suite 400 - 12,613 SF Available
- Easy access to I-275 & I-75/71
- Close proximity to Cincinnati/N. Kentucky International Airport, DHL SuperCargo & Amazon Prime Air Hubs
- Nearby amenities include hotels, restaurants, & retail



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

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LOCATION	Hebron, KY (Boone County)
TOTAL SIZE	67,688 SF
AVAILABLE SIZE	12,613 SF
OFFICE SIZE	±2,000 SF
YEAR BUILT	1997
CONSTRUCTION	Tilt-up Concrete
CLEAR HEIGHT	20'
COLUMN SPACING	42' x 40'
ROOF	Single Ply Ballasted Roof

PARKING	245 Auto Stalls
TRUCK DOORS	See Next Page
DRIVE-IN DOORS	See Next Page
SPRINKLERS	Wet System
ELECTRIC	208 volt, 3Phase, 4-2ire to building
HVAC	Suspended gas-fired
LIGHTING	Metal halide/ energy efficient fluorescent
OPEX	\$3.07/SF

AERIAL

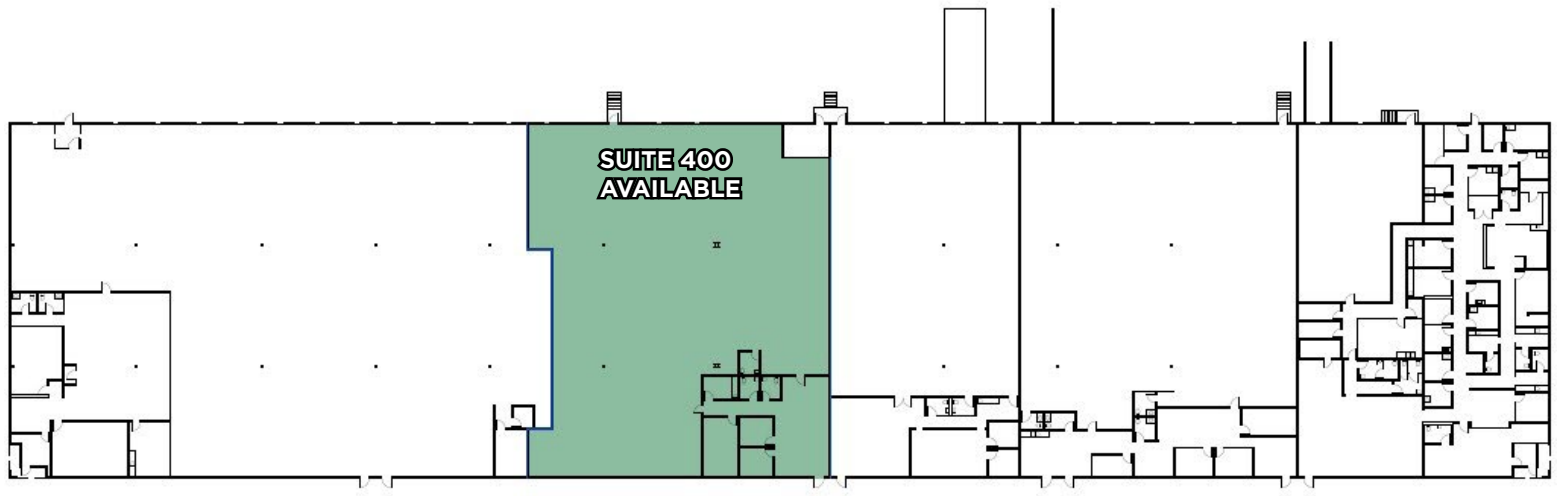


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FLOOR PLAN



UNIT #	SPACE SF	WAREHOUSE SF	OFFICE SF	DOORS	LEASE RATE
SUITE 400	12,613 SF	±10,613 SF	±2,000 SF	3 Docks	Negotiable

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