

FOR LEASE

1895 AIRPORT EXCHANGE

ERLANGER, KY 41018

Dalfen
INDUSTRIAL

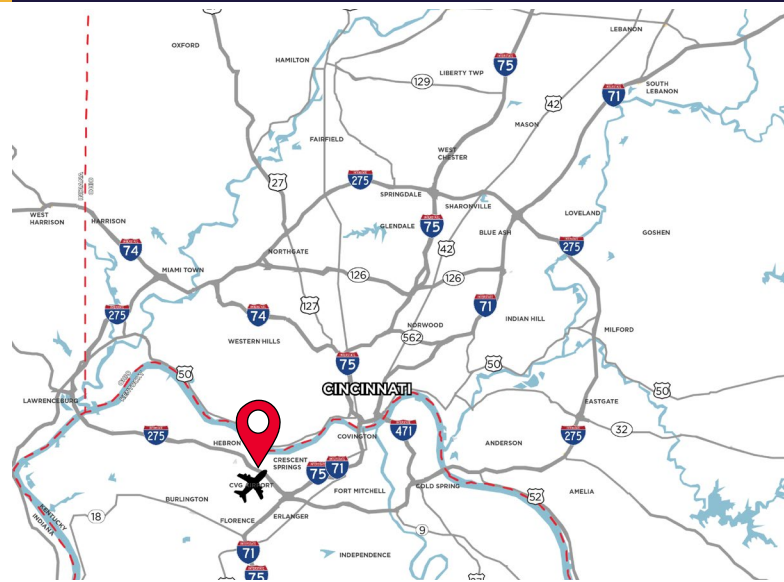
CUSHMAN & WAKEFIELD



OFFICE/WAREHOUSE

- Suites 170, 210, 220 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

MULTIPLE SUITES AVAILABLE



For more information, contact:

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LOCATION	Hebron, KY (Boone County)
TOTAL SIZE	63,600 SF
AVAILABLE SIZE	See Next Page
OFFICE SIZE	See Next Page
YEAR BUILT	1995
CONSTRUCTION	Tilt-up Concrete
CLEAR HEIGHT	20'
COLUMN SPACING	42' x 40'
ROOF	Single Ply Ballasted Roof

OPEX	\$2.94
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

AERIAL

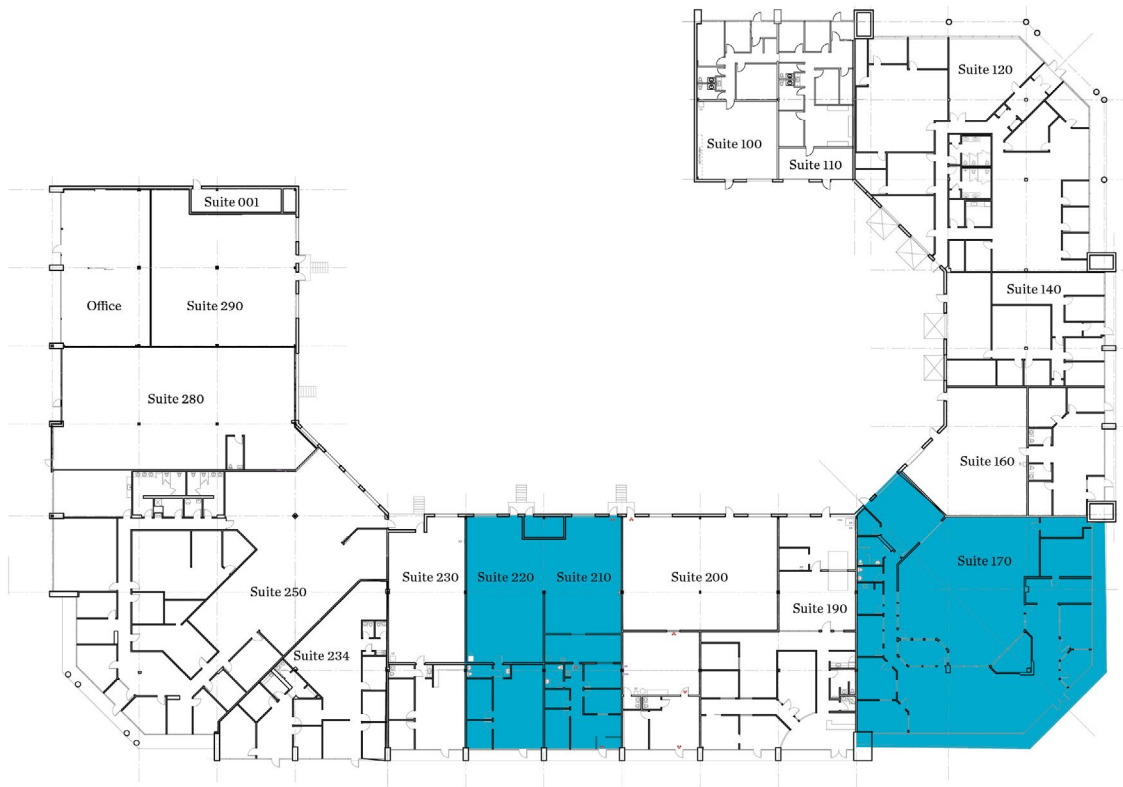


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SITE PLAN



UNIT #	SPACE SF	WAREHOUSE SF	OFFICE SF	DOORS	LEASE RATE
SUITE 170	7,568 SF	±568 SF	±7,000 SF	1 DI DOOR	NEGOTIABLE
SUITE 210	2,700 SF	1,600 SF	1,100 SF	1 DOCK	NEGOTIABLE
SUITE 220	2,700 SF	1,800 SF	900 SF	1 DOCK	NEGOTIABLE

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AERIAL LOCATION



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