

FOR LEASE

1895 AIRPORT EXCHANGE

ERLANGER, KY 41018

Dalfen
INDUSTRIAL

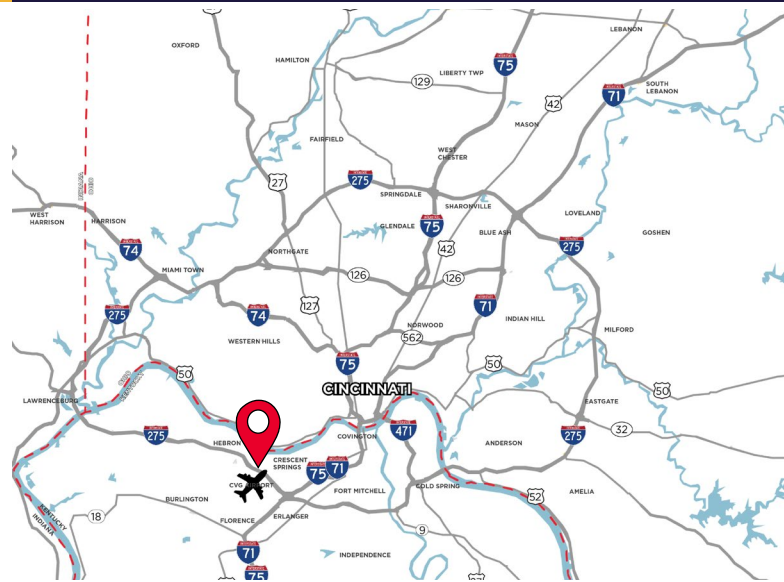
CUSHMAN & WAKEFIELD



OFFICE/WAREHOUSE

MULTIPLE SUITES 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:

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LOCATION	Erlanger, KY (Uninc. Boone County)
TOTAL SIZE	63,600 SF
AVAILABLE SIZE	See Next Page
OFFICE SIZE	See Next Page
YEAR BUILT	1993
CONSTRUCTION	Steel columns, beams, & bar joists. Masonry block
CLEAR HEIGHT	16'
COLUMN SPACING	30' x 30'
ROOF	Single ply membrane

PARKING	225 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	\$3.29/SF

AERIAL

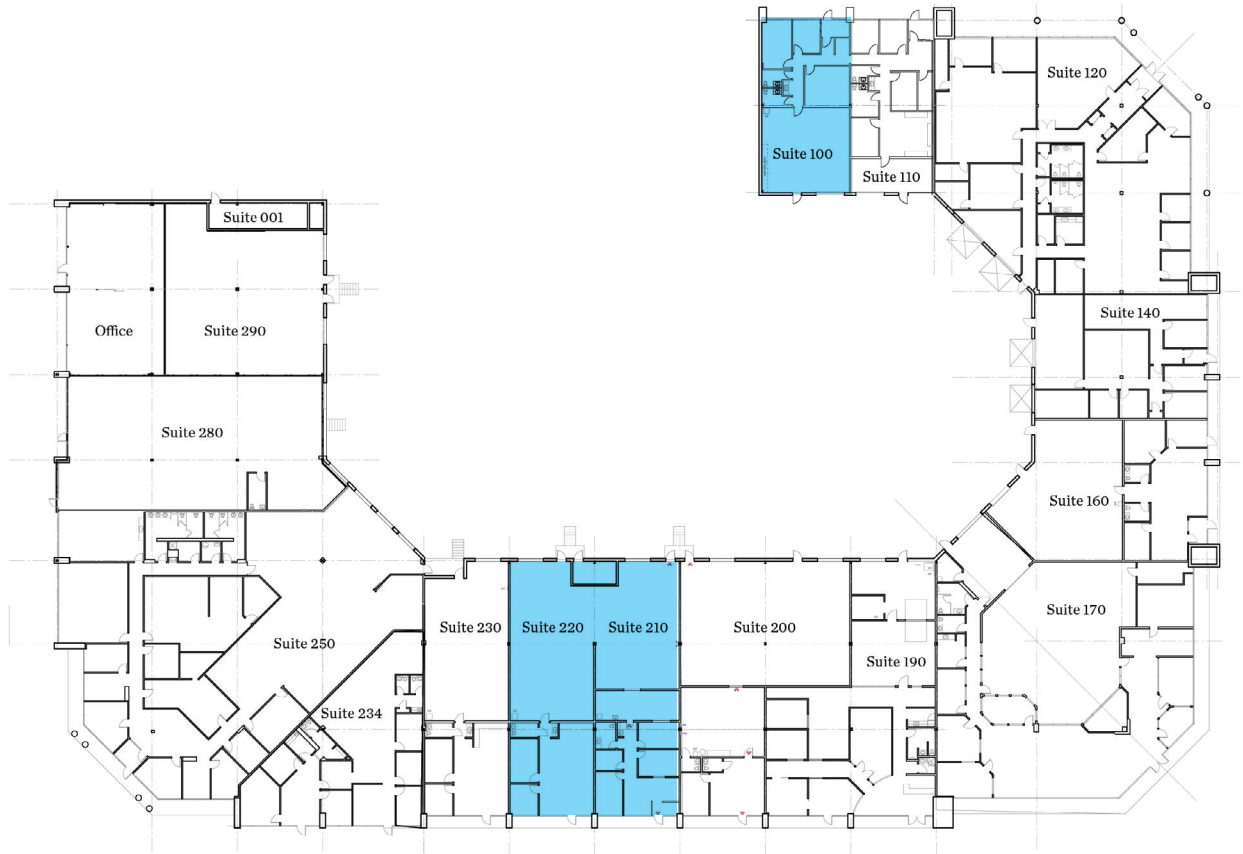


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SITE PLAN



UNIT #	SPACE SF	WAREHOUSE SF	OFFICE SF	DOORS	LEASE RATE
SUITE 100	1,800 SF	900 SF	900 SF	1 DRIVE-IN DOOR	NEGOTIABLE
SUITE 210	2,803 SF	±1,652 SF	±1,151 SF	1 DOCK	NEGOTIABLE
SUITE 220	2,803 SF	±1,852 SF	±951 SF	1 DOCK	NEGOTIABLE

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