

FOR SALE OR LEASE

2711 CIRCLEPORT DRIVE

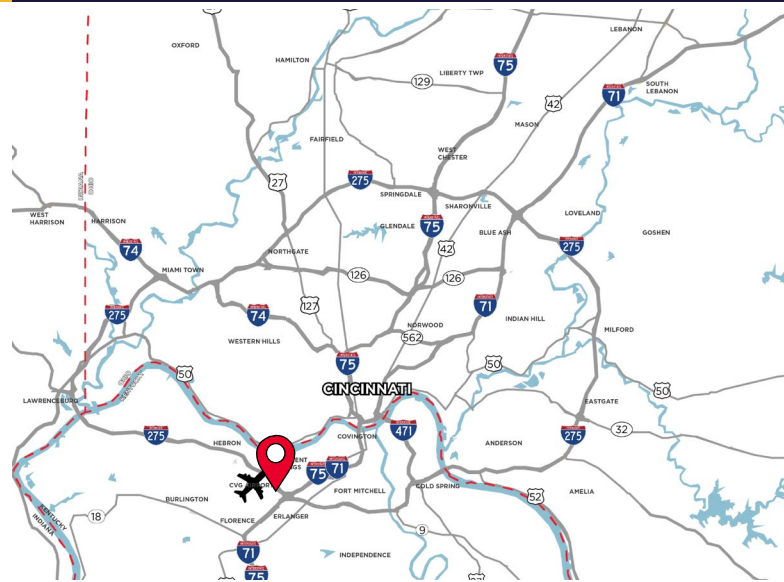
ERLANGER, KY 41018



LEASE RATE: \$7.65/SF NNN

SALE PRICE: UNDISCLOSED

- 75,707 SF Available
- 7,380 SF Office
- 18' Clear Height
- (6) Docks, (1) Drive-in Door
- No City Earnings Tax
- Less than one mile from Cincinnati/
Northern Kentucky International Airport (CVG)
- New roof to be installed in 2026
- Interior & exterior renovations beginning in 2026



For more information, contact:

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JURISDICTION	Boone County	DOORS	(6) 9' x 10' docks; (1) Drive-in
ACRES	4.1081 Acres	FIRE SUPPRESSION	Wet System
AVAILABLE SIZE	75,707 SF	ELECTRIC	400 amps, 480V
OFFICE SIZE	7,380 SF	HVAC	Gas fired in warehouse
YEAR BUILT	1987	UTILITIES	
CONSTRUCTION	Concrete Block	ELECTRIC	www.owenelectric.com
CLEAR HEIGHT	18'	GAS	www.duke-energy.com
COLUMN SPACING	32' x 40'	WATER	www.boonewater.com
PARKING	±58	SEWER	www.sd1.org
ZONING	I-1, Light Industrial	TELEPHONE	www.altafiber.com
FLOOR	Original 7" reinforced concrete	DATA	www.spectrum.com

AERIAL



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PHOTOS



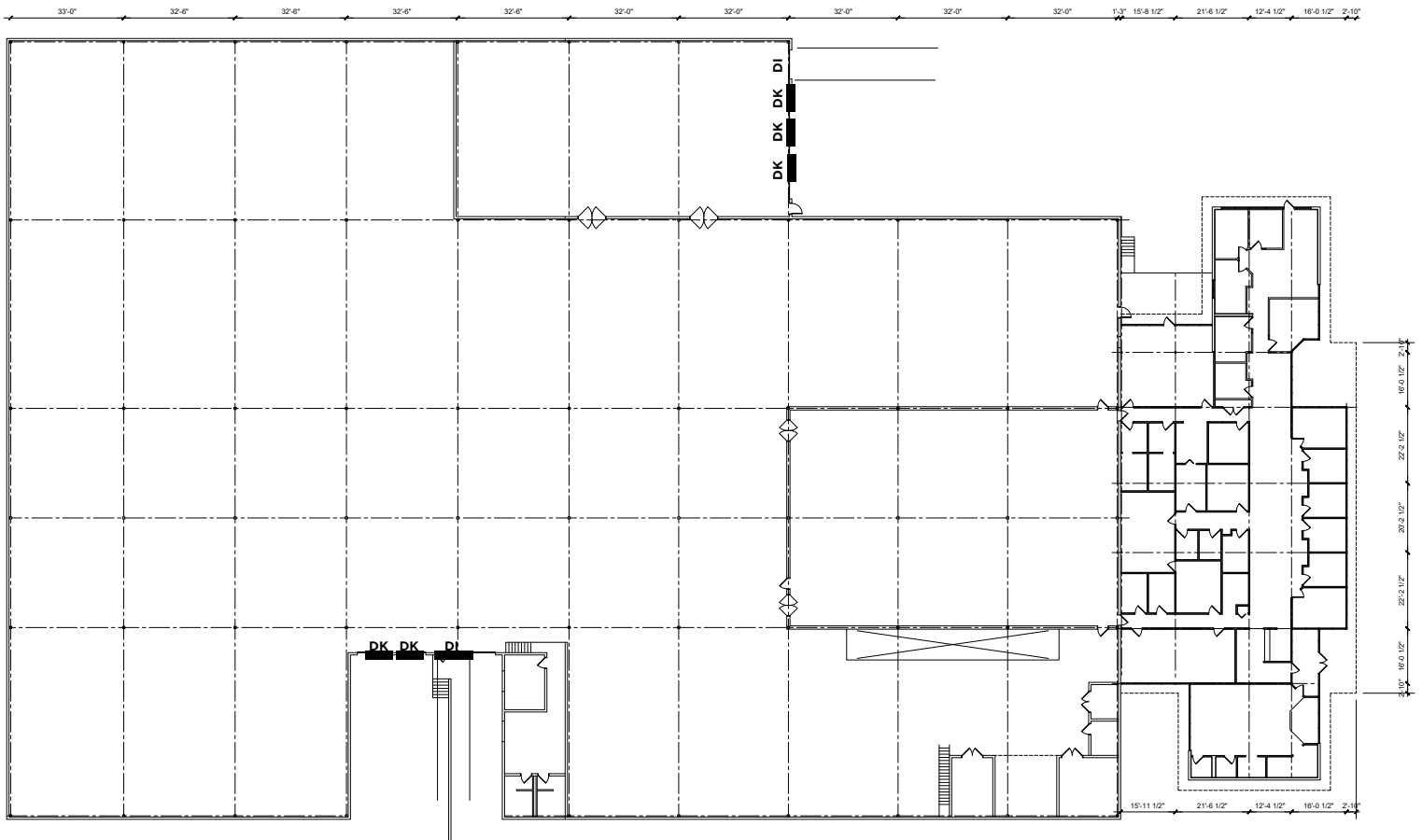
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FLOOR PLAN



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AERIAL LOCATION



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