

FOR SALE OR LEASE

# 2711 CIRCLEPORT DRIVE

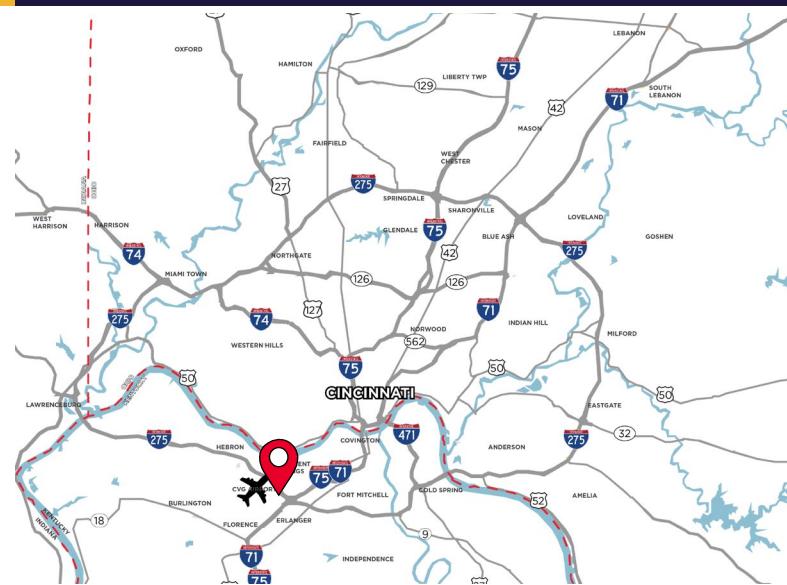
ERLANGER, KY 41018



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
ACRES	4.1081 Acres
AVAILABLE SIZE	75,707 SF
OFFICE SIZE	7,380 SF
YEAR BUILT	1987
CONSTRUCTION	Concrete Block
CLEAR HEIGHT	18'
COLUMN SPACING	32' x 40'
PARKING	±58
ZONING	I-1, Light Industrial
FLOOR	Original 7" reinforced concrete

DOORS	(6) 9' x 10' docks; (1) Drive-in
FIRE SUPPRESSION	Wet System
ELECTRIC	400 amps, 480V
HVAC	Gas fired in warehouse
UTILITIES	
ELECTRIC	<a href="http://www.owenelectric.com">www.owenelectric.com</a>
GAS	<a href="http://www.duke-energy.com">www.duke-energy.com</a>
WATER	<a href="http://www.boonewater.com">www.boonewater.com</a>
SEWER	<a href="http://www.sdl.org">www.sdl.org</a>
TELEPHONE	<a href="http://www.altafiber.com">www.altafiber.com</a>
DATA	<a href="http://www.spectrum.com">www.spectrum.com</a>

## AERIAL



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## PHOTOS



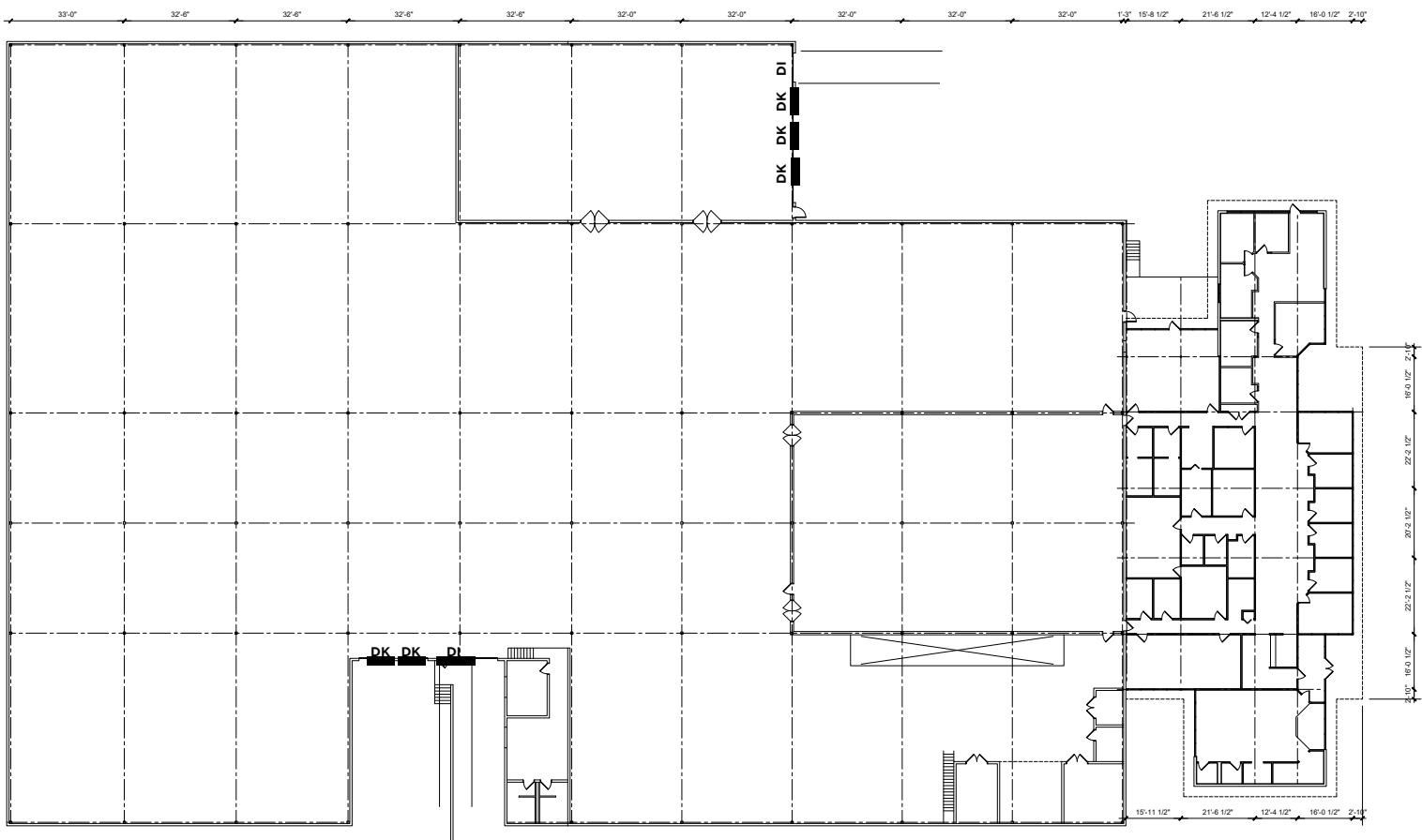
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## FLOOR PLAN



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## AERIAL LOCATION



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