

FOR LEASE

1830 AIRPORT EXCHANGE

ERLANGER, KY 41018

Dalfen
INDUSTRIAL

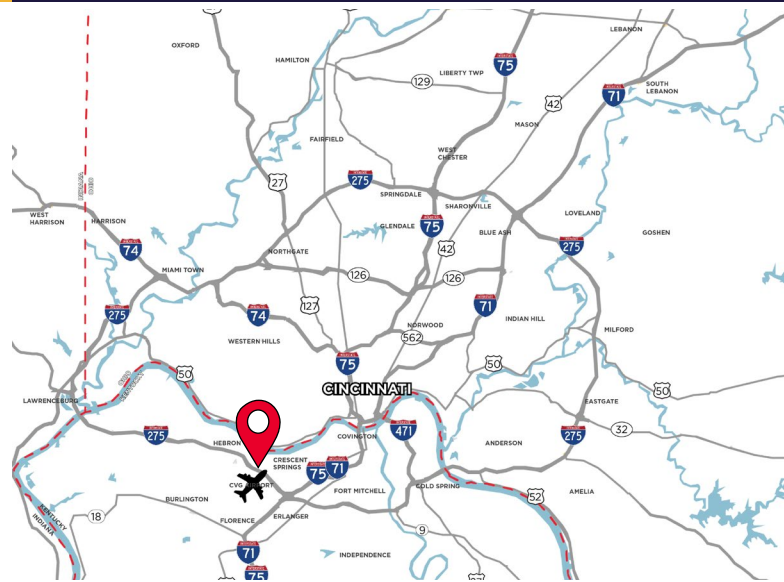
CUSHMAN & WAKEFIELD



OFFICE/WAREHOUSE

SUITES 130-160 AVAILABLE!

- 13,312 SF Available
- Easy access to I-275 & I-75/71
- Close proximity to Cincinnati/N. Kentucky International Airport, DHL SuperCargo & Amazon Prime Air Hubs
- No City Earnings Tax
- Available 12/1/2026



For more information, contact:

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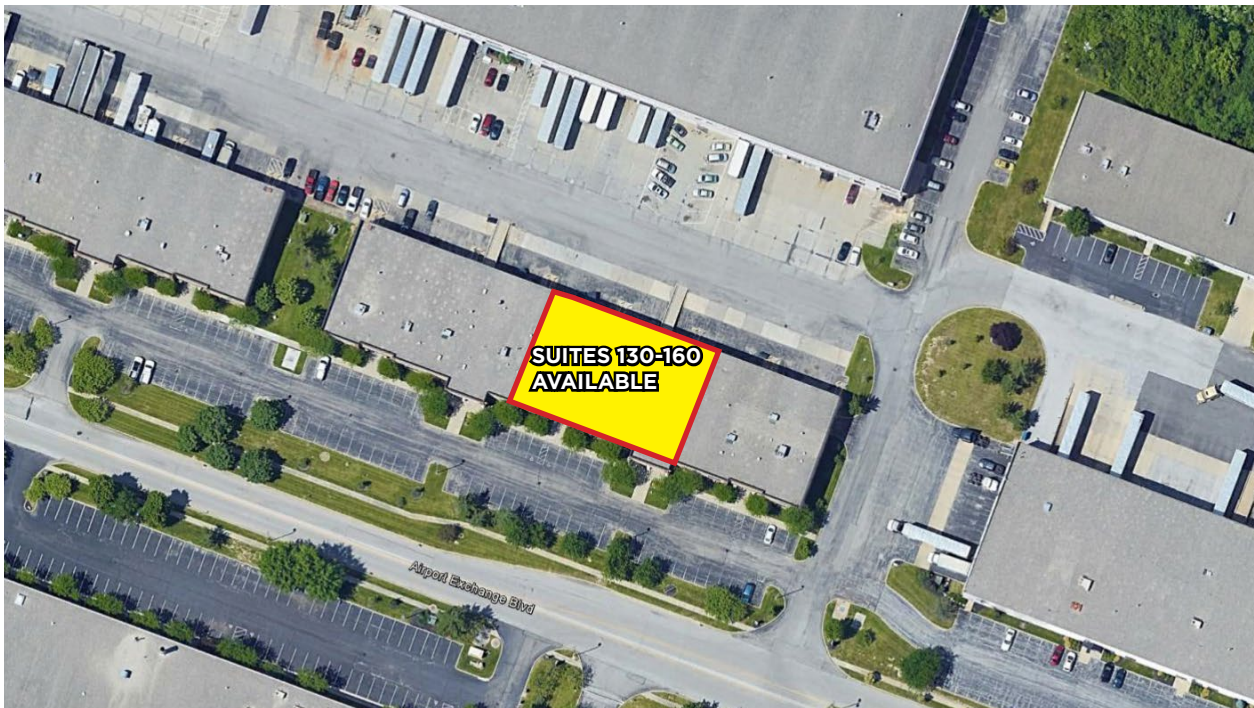
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LOCATION	Hebron, KY (Boone County)
TOTAL SIZE	35,456 SF
AVAILABLE SIZE	See Next Page
YEAR BUILT	1990
CONSTRUCTION	Steel Column & Beams
CLEAR HEIGHT	18'
COLUMN SPACING	30'x30'
ROOF	45-mil single-ply membrane

PARKING	150
ZONING	I-1; Light Industrial
SPRINKLERS	Wet
ELECTRIC	480/277-volt, 3-phase
HVAC	Suspended gas-fired unit heaters
LIGHTING	LED
OPEX	\$3.76/SF

AERIAL

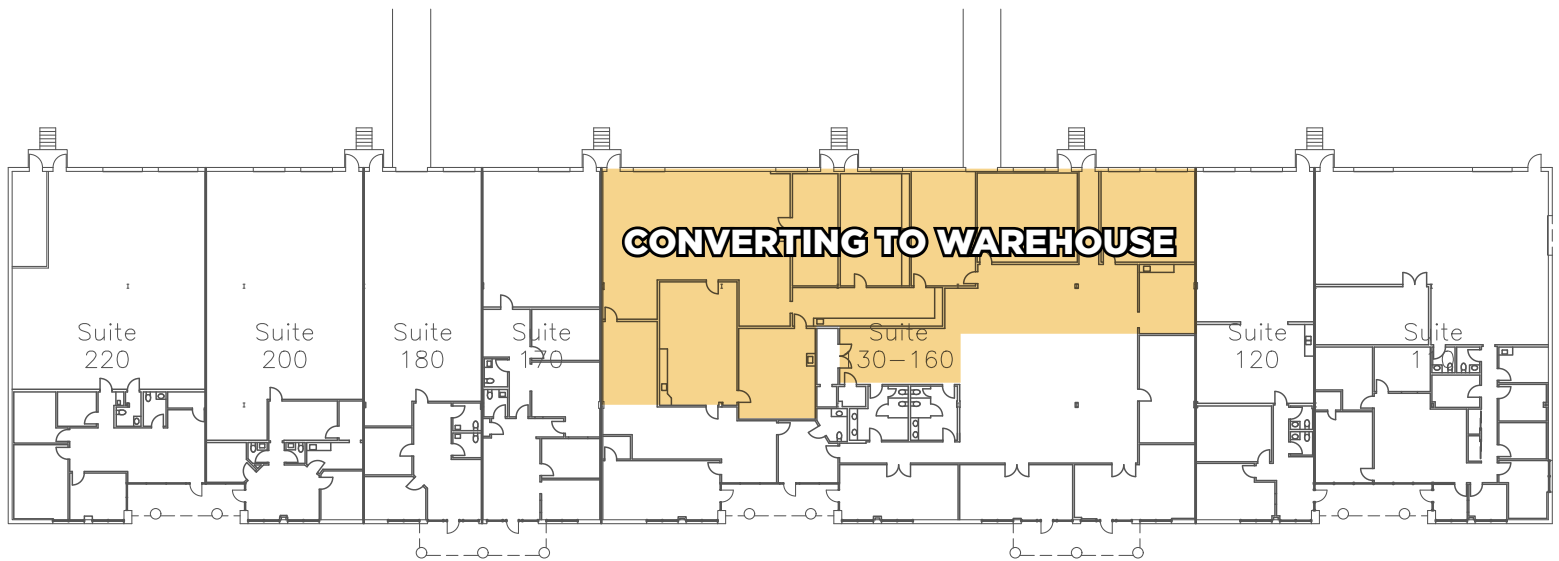


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SITE PLAN



SUITES 130-160

UNIT #	SPACE SF	WAREHOUSE SF	OFFICE SF	DOORS	LEASE RATE
SUITES 130-160	13,312 SF	7,850 SF	5,462 SF	7 Docks 1 Drive-in	NEGOTIABLE

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AERIAL LOCATION



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