

FOR LEASE

1850 AIRPORT EXCHANGE

ERLANGER, KY 41018

Dalfen
INDUSTRIAL

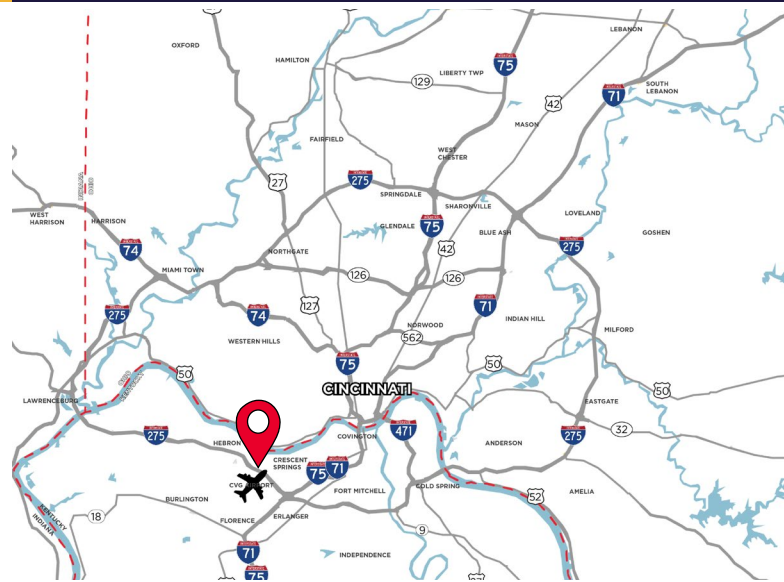
CUSHMAN & WAKEFIELD



OFFICE/WAREHOUSE

- 20,065 SF Available
- 24' Clear Height
- 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
- Available 1/1/2027

SUITE 500 AVAILABLE



For more information, contact:

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LOCATION	Hebron, KY (Boone County)
TOTAL SIZE	176,000 SF
AVAILABLE SIZE	20,065 SF
OFFICE	1 Restroom, 1 Breakroom, 1 Private Office
YEAR BUILT	1990
CONSTRUCTION	Tilt-up panels
CLEAR HEIGHT	24'
COLUMN SPACING	40' x 40'
FLOORS	6" Unreinforced Concrete

PARKING	70+ Shared Parking
ZONING	I-1; Light Industrial
DOCK DOORS	(6) 9' x 10' Dock Doors
DRIVE-IN DOORS	None
SPRINKLERS	Wet System. 165-degree high temp heads. 0.26 GPM/3,000 sf. Ordinary Hazard Group III
ELECTRIC	800 amps, 480/277 volt, 3Phase
HVAC	Suspended gas-fired
LIGHTING	LED
OPEX	\$1.96/SF

AERIAL



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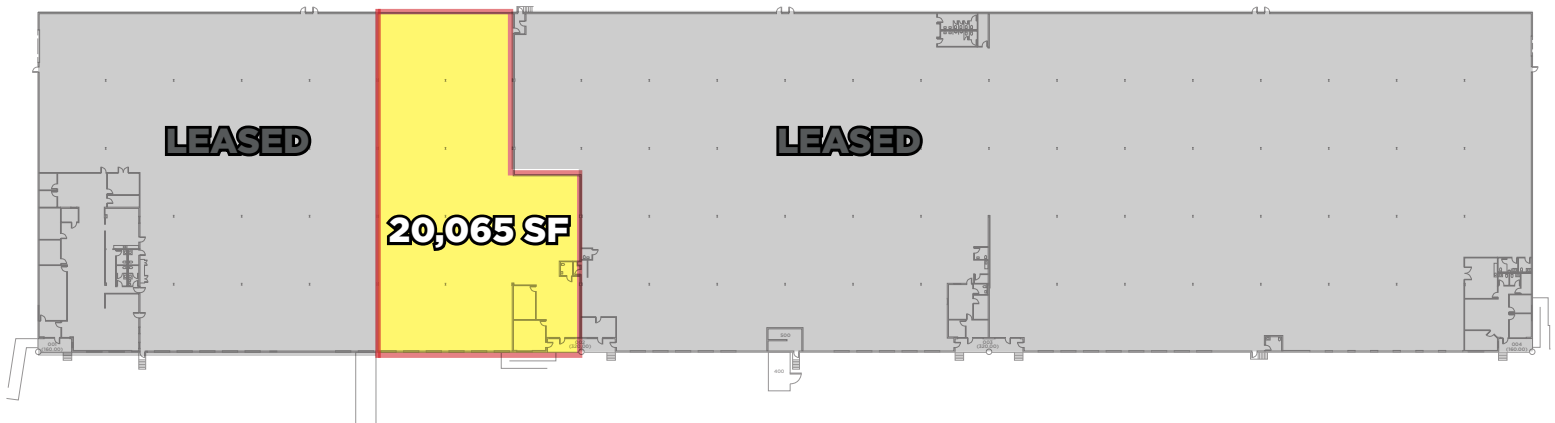


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SITE PLAN

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