

FOR LEASE

1310-1330 COX AVENUE

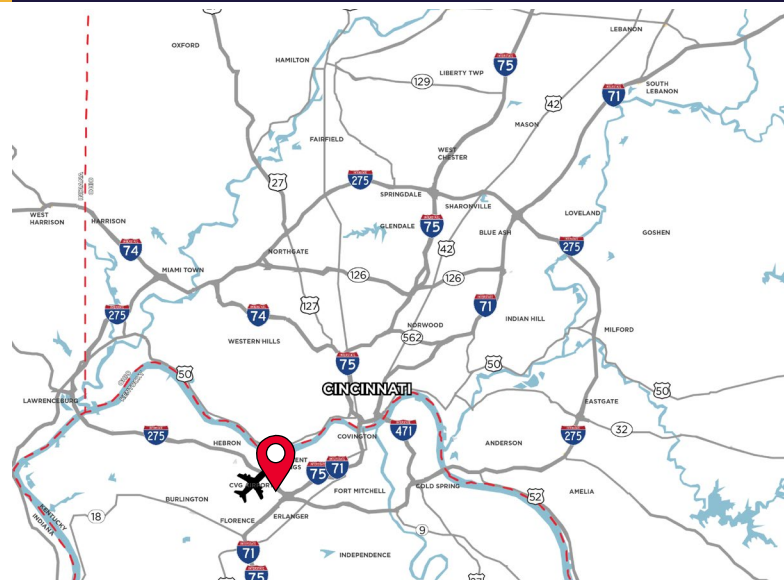
ERLANGER, KY 41018



OFFICE SERVICE SPACE

LEASE RATE: UNDISCLOSED

- 3 Suites Available
- 25,000 SF Total
- 3,205 SF Office Total
- Easy Access to I-275 & I-75/71
- Less than one mile from Cincinnati/
Northern Kentucky International Airport (CVG)



For more information, contact:

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LOCATION	Uninc. Boone County
AVAILABLE SIZE	25,000 SF
YEAR BUILT	1987
CONSTRUCTION	One story masonry & insulated metal over steel frame. Concrete block wainscot
ZONING	I-1, Light Industrial
CLEAR HEIGHT	15' - 17'
COLUMN SPACING	25' x 50'
PARKING	44 Auto Stalls
FIRE SUPPRESSION	Wet System
ROOF	Metal Standing Seam

DOCK DOORS	(5) Dock Doors
DRIVE-IN DOORS	(2) 8'x8' Drive-in Doors
ELECTRIC	480 & 240 volt, 3 phase
HVAC	Suspended gas-fired radiant heaters
UTILITIES	
ELECTRIC	www.owenelectric.com
GAS	www.duke-energy.com
WATER	www.boonewater.com
SEWER	www.sd1.org
TELEPHONE	www.altafiber.com
DATA	www.spectrum.com
OPEX	\$2.87/SF

AERIAL



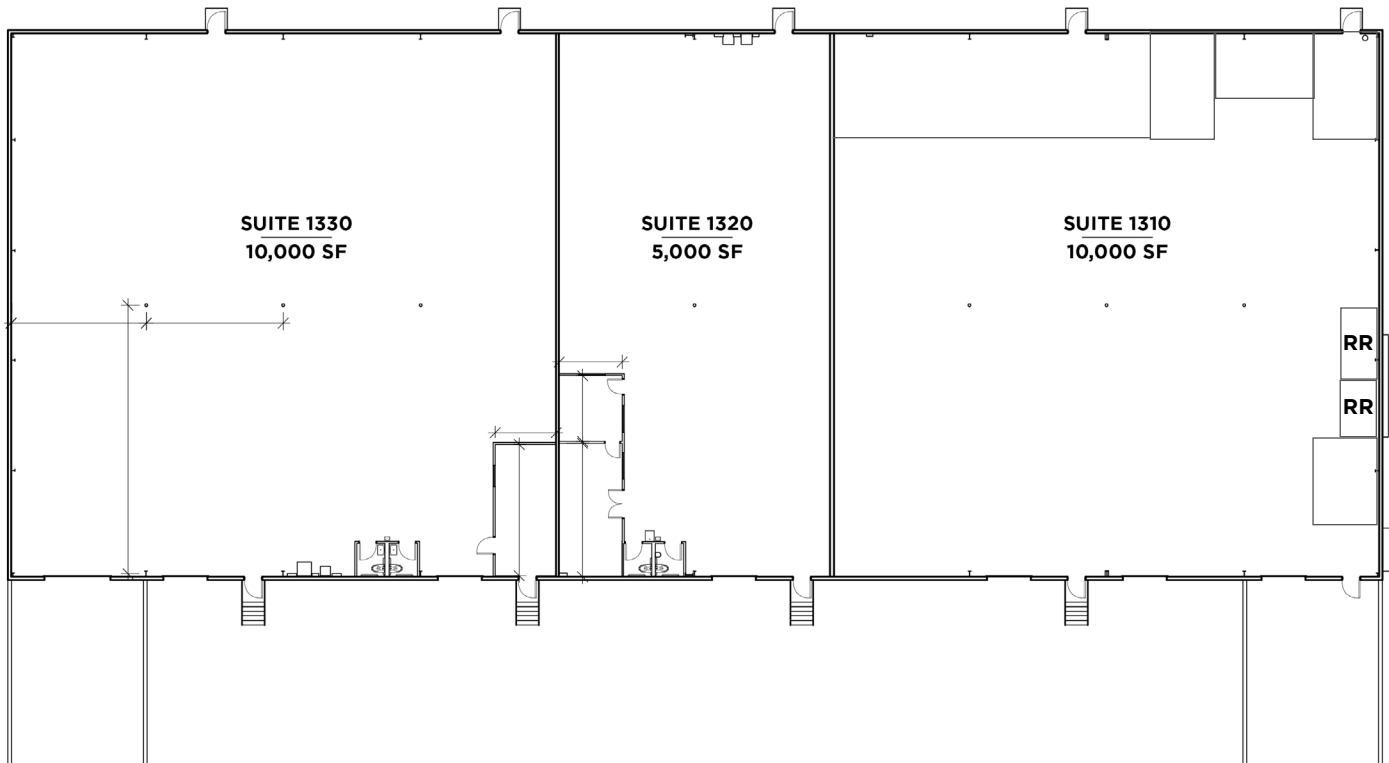
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FLOOR PLAN



SUITE #	SPACE SF	WAREHOUSE SF	OFFICE SF	DOORS
Suite 1310	10,000	7,700	2,300	(2) Docks (1) Drive-in
Suite 1320	5,000	4,450	550	(1) Dock
Suite 1330	10,000	9,645	355	(2) Docks (1) Drive-in

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