

FOR LEASE

IN THE
MINEOLA INDUSTRIAL PARK

ERLANGER, KY

CVG adjacent

Near Amazon
cargo hub

REDUCED RENTAL RATE

Office

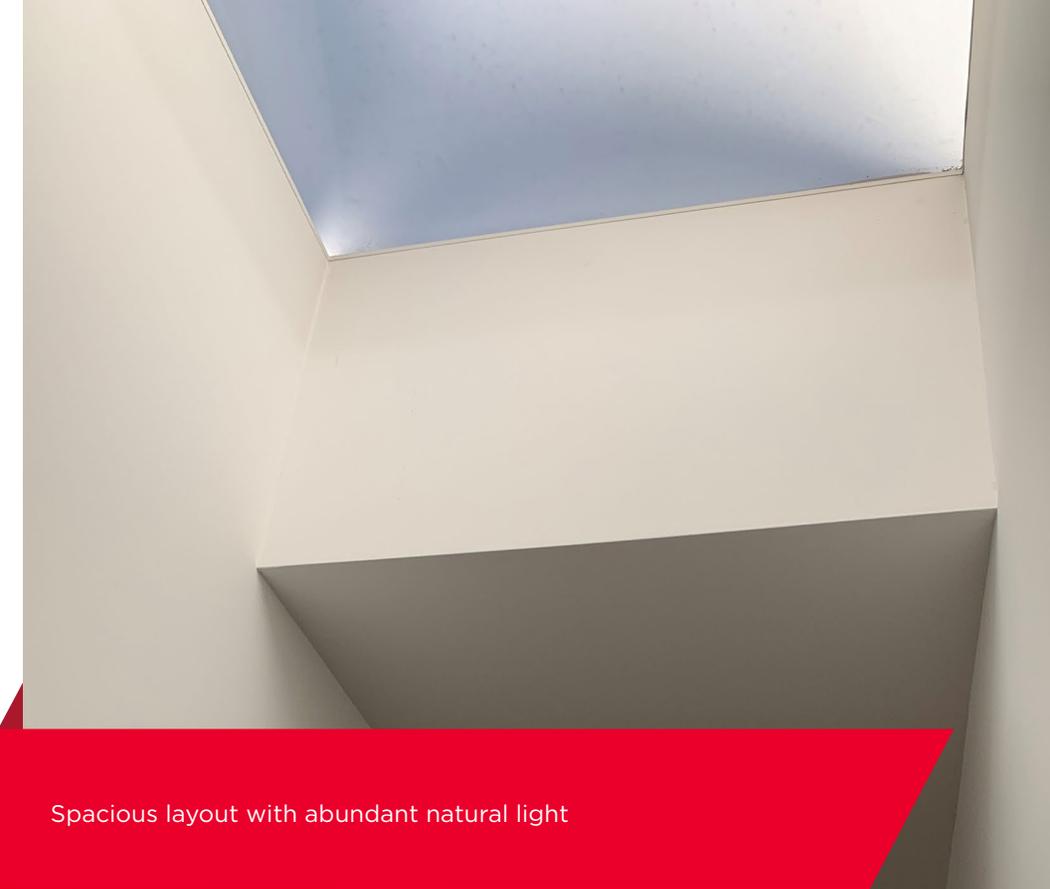
1452 DONALDSON HIGHWAY



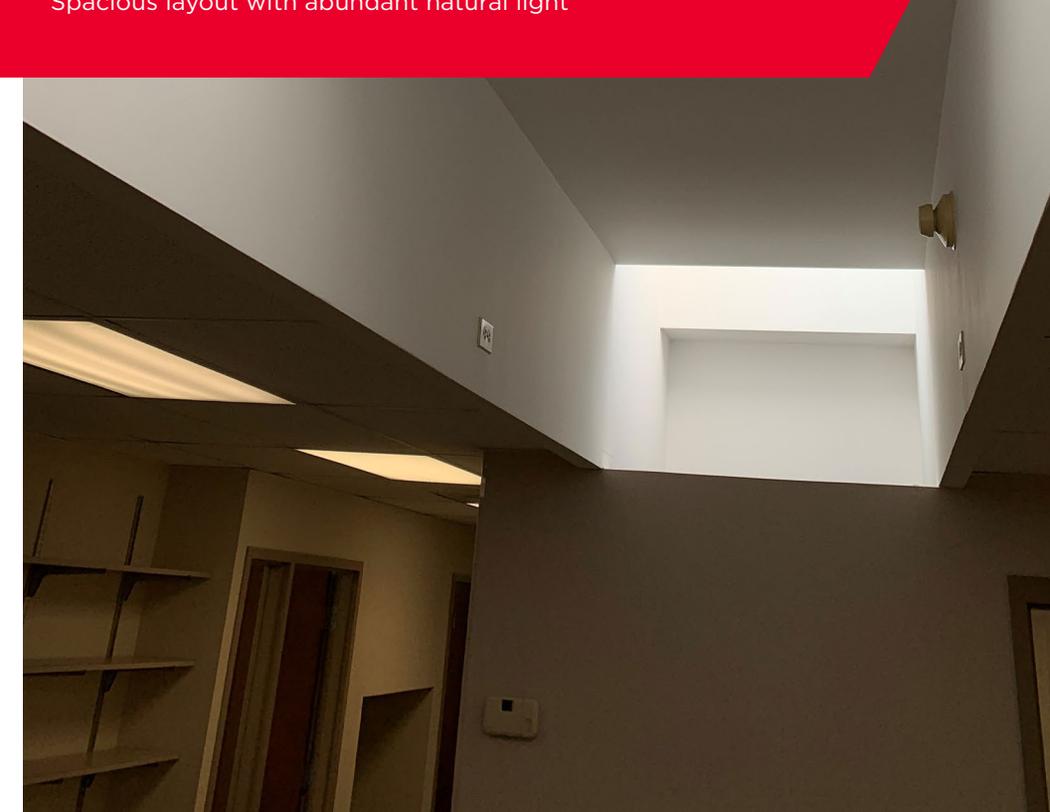
KEY FEATURES

- 6,600 square feet available
- Full-floor occupancy on 2nd floor
- Three skylights in central office area
- Breakroom with kitchenette includes undercounter refrigerator and space for large refrigerator
- Separate men's and women's restroom facilities with private restroom in corner office
- Security system with door alarms and motion sensors as well as CCTV cameras in lobby and parking areas
- Building signage
- Surface parking with 5:1,000 ratio
- No city taxes
- Adjacent to CVG, close to Amazon hub
- Ample local eateries, hotels, services and shopping amenities nearby
- One mile from I-275; less than two miles from I-75/I-71
- **Asking rate \$10.95/sf NNN + \$1.85/sf CAM, Janitorial & Utilities**





Spacious layout with abundant natural light





CVG



amazon
Phase I

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1452 DONALDSON HIGHWAY



Office

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