



1452 DONALDSON HWY.

ERLANGER, KY 41018

AVAILABLE FOR SALE

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PROPERTY HIGHLIGHTS



24,258 SqFt

- **Immediate access to CVG International Airport**
- Located in Unincorporated Boone County in desirable Minneola Industrial Park, minutes to I-275/I-75/I-71
- Frontage on Donaldson Highway
- Five (5) dock doors and Two (2) drive-in doors
- Concrete Truck Court
- Zoning: I-1 HDO (Boone County)
- ****Note:** Tenant in warehouse and 1,720 SF of front office space expires 8/31/2026
- Asking Price: \$2,650,000 (\$109/SF)

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PROPERTY DETAILS

Total SqFt:	24,258
Office SF 1st Floor:	6,658
Office SF 2nd Floor:	6,600
Warehouse SF:	11,000
Acres:	1.55 acres
Clear Height:	20'
Year Built:	1978, renovated multiple times
Type Construction:	Steel and Masonry
Lighting:	High-Efficiency Fluorescent. Motion Sensors in warehouse.
Column Spacing:	36' x 49'
Dock door:	Five (5): Three (3) 8' x 8', one (1) 8' x 9', and one (1) 10' x 10' all with 40,000 LB Mechanical Pit Levelers
Drive-in door:	Two (2) – 12'x14' and 8'x12'
Sprinkler:	Yes-wet system in warehouse only
Electrical Service:	240V 3phase, 4 wire, approximately 1,400 amps.
HVAC:	Natural gas fired unit heaters in warehouse, 100% HVAC in office areas
Elevator:	Yes-serviced by Thyssen Krupp
Restrooms:	Multiple Sets: 1st floor office, upstairs office, and warehouse shipping office
Roof:	Rubber
Truck court:	105', concrete. Concrete was re-done in 2017
Parking Lot:	+/- 50 spaces
Boone County Parcel ID:	071.00-03-005.00
Assessed Valuation:	1,133,500 (\$59.65/SF)
Annual Taxes:	\$12,694.08 (\$0.67/SF)

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PARCEL OUTLINE



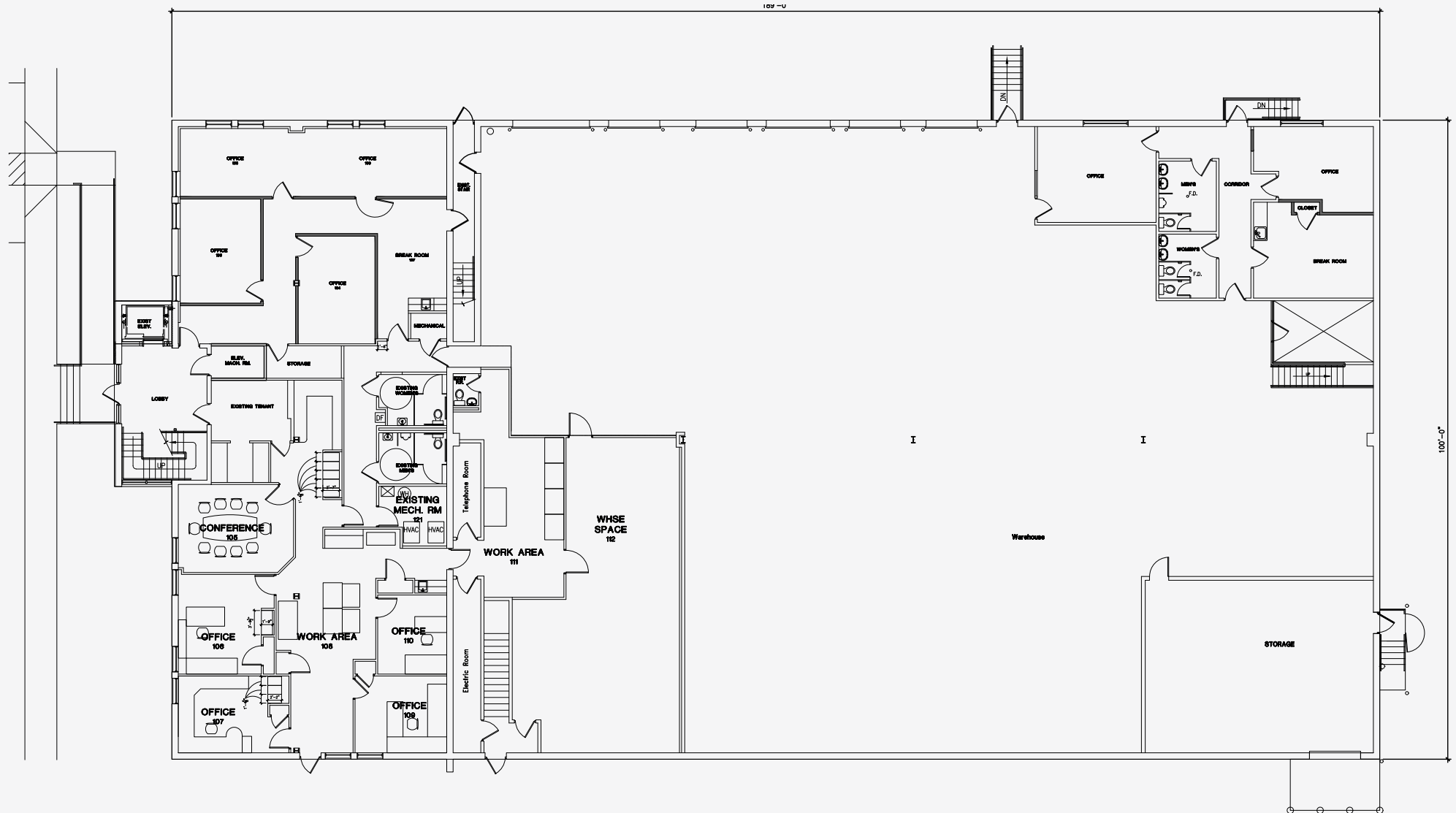
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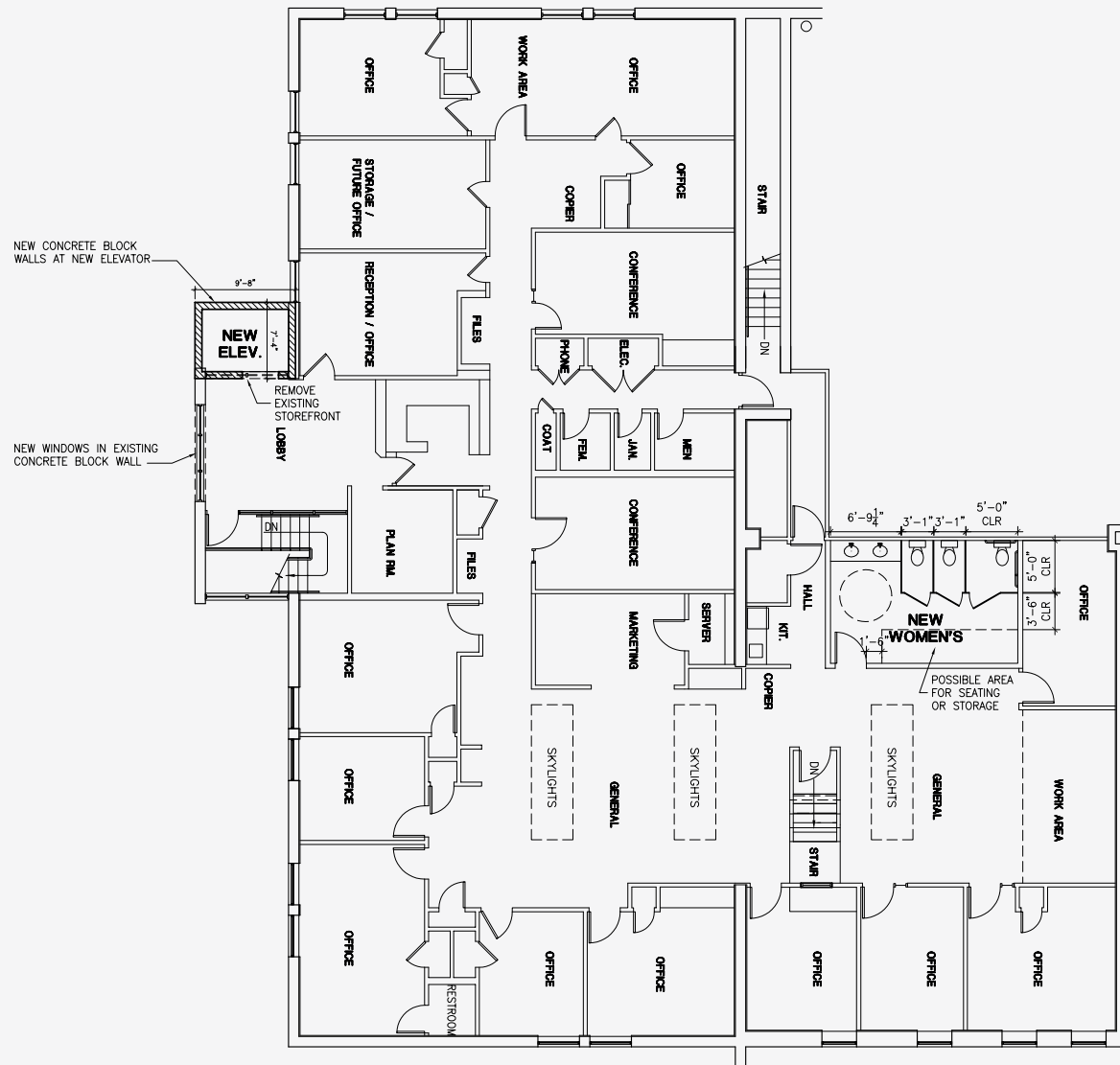
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FIRST FLOOR PLAN



SECOND FLOOR PLAN



SECOND FLOOR PLAN

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DISTANCE MAP



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SqFt
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REGIONAL MAP



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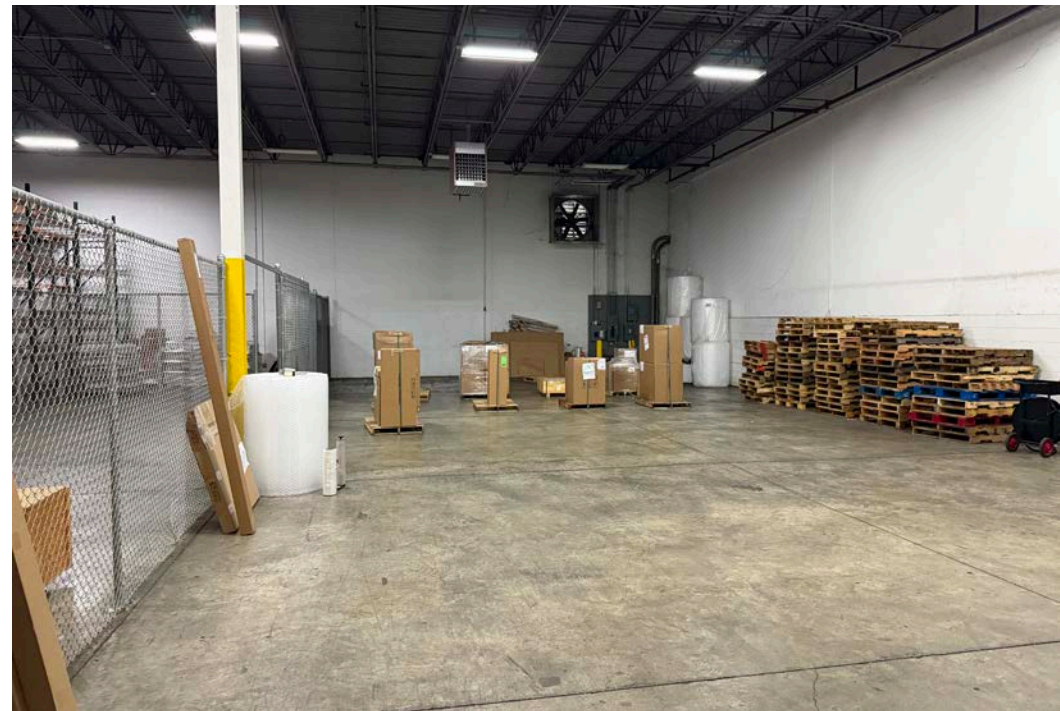
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