



- Site to be gated, fenced, landscape screened fronting Dolwick.
- **Building Size:** 50' X 120', approximately 6,000 sqft.
- 3 overhead drive in doors 12'w X 14'h on the east elevation.
- 2,200 sqft. of mezzanine office space with workshop/office below.
- 3 toilet rooms

**Total Site:** 7.1306 Acres

- 3.5844 acres situated in Boone County
- 3.5462 acres situated in Kenton County
- Estimated paved or useable area between both parcels approximate 3.5 acres.

Asking price is \$3,500,000.00 or Lease at \$25,000.00 per month, triple net, minimum term 10 years. Cannot be subdivided

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**1675 DOLWICK DRIVE**  
 ERLANGER, KENTUCKY



