

FOR LEASE Airport Business Center A 2790-2800 Circleport Drive, Erlanger, KY 41018



Office/Warehouse with Great Interstate Access



• 2,126 - 6,672 SF

- Facility can accommodate a variety of industrial needs
- Adjacent to Cincinnati/N. Kentucky International Airport
- Southwest quadrant of I-275 and Mineola Pike
- Ideal for office/warehouse or distribution
- Light industrial zoning
- No city earnings tax
- Nearby amenities including lodging, food and fuel

For more information, contact:

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T: 513.421.4884 F: 513.421.1215

www.cushwake.com

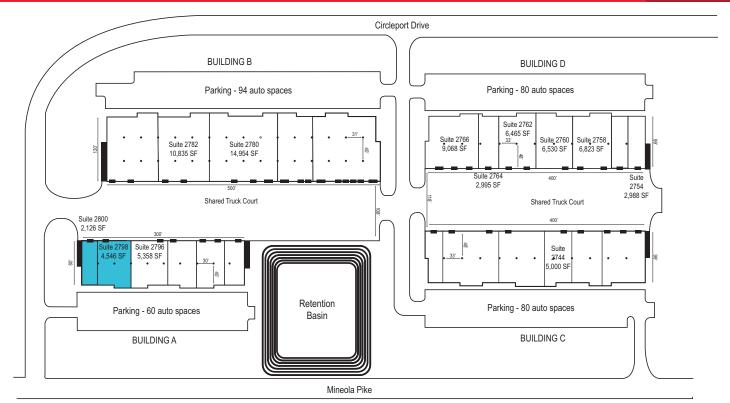
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CUSHMAN & WAKEFIELD

FOR LEASE

Airport Business Center A

2790-2800 Circleport Drive, Erlanger, KY 41018





Airport Business Center is a fourbuilding office/warehouse complex with immediate access to I-275 via Mineola Pike, making it an ideal distribution point. The property is adjacent to the Cincinnati/N. Kentucky International Airport.

Property Specifications

- 2,126 6,672 SF available
- 1,353 5,349 sf office/restrooms
- One (1) dock doors
- One (1) drive-in door
- 16' 9.5" 17' 5.5" clear

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Total Complex Areas	1E6 000 of in four buildings	Outcido Socurity Lighter	Quartz and high processor
Total Complex Area:	156,000 sf in four buildings	Outside Security Lights:	Quartz and high pressure sodium
Total Building Area:	22,780 square feet	Utilities:	
Available Area:		Electric:	Owen Electric
Suite 2798:	4,546 square feet. 3,996 sf office/restrooms (approx). 1 2' van-high dock (8' x 10'). \$7.60/sf	Gas: Water:	(800.372.7612) 100-amp, 480/277-volt, 3-phase Duke Energy (513.421.9500) Boone County Water & Sewer
Suite 2800:	2,126 square feet. 1,353 sf office/restrooms Drive-in door (10' x 12') \$9.55/sf	Sewer: Telephone:	(859.586.6155) Sanitation District #1 (859.578.7450) Cincinnati Bell Telephone (513.566.5050)
Year Built:	1985	Parking:	
Construction Type:	Brick and tilt-up concrete	-	60 spaces in front
Ceiling Height:	16' 9.5" rear, 17' 5.5" front under joist.	Zoning:	I-1, Light Industrial, Boone County
Column Spacing:	30' x 40'	Governing Jurisdiction:	Unincorporated Boone County
Bay Spacing:	30' x 80'	Operating Expenses (2017):	\$1.72/sf/year
Truck Doors:	Docks (8' x 10' & 9' x 10') and drive-ins (10' x 12' & 12' x 14')		
Floors:	5" concrete slab		
Roof:	Single-ply membrane. New Carlisle Roof (2013) w/15- year warranty.		
Lighting:	High pressure sodium/white metal halide		
HVAC:	Natural gas. Forced air unit heaters.		
Sprinkler System:	Wet system. Riser-right front.		

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