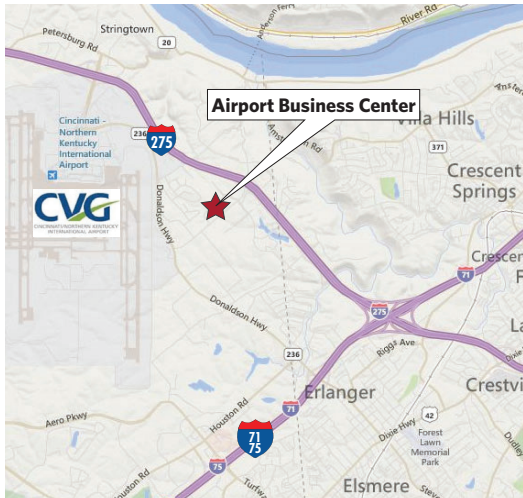




Office/Warehouse with Great Interstate Access



- **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:

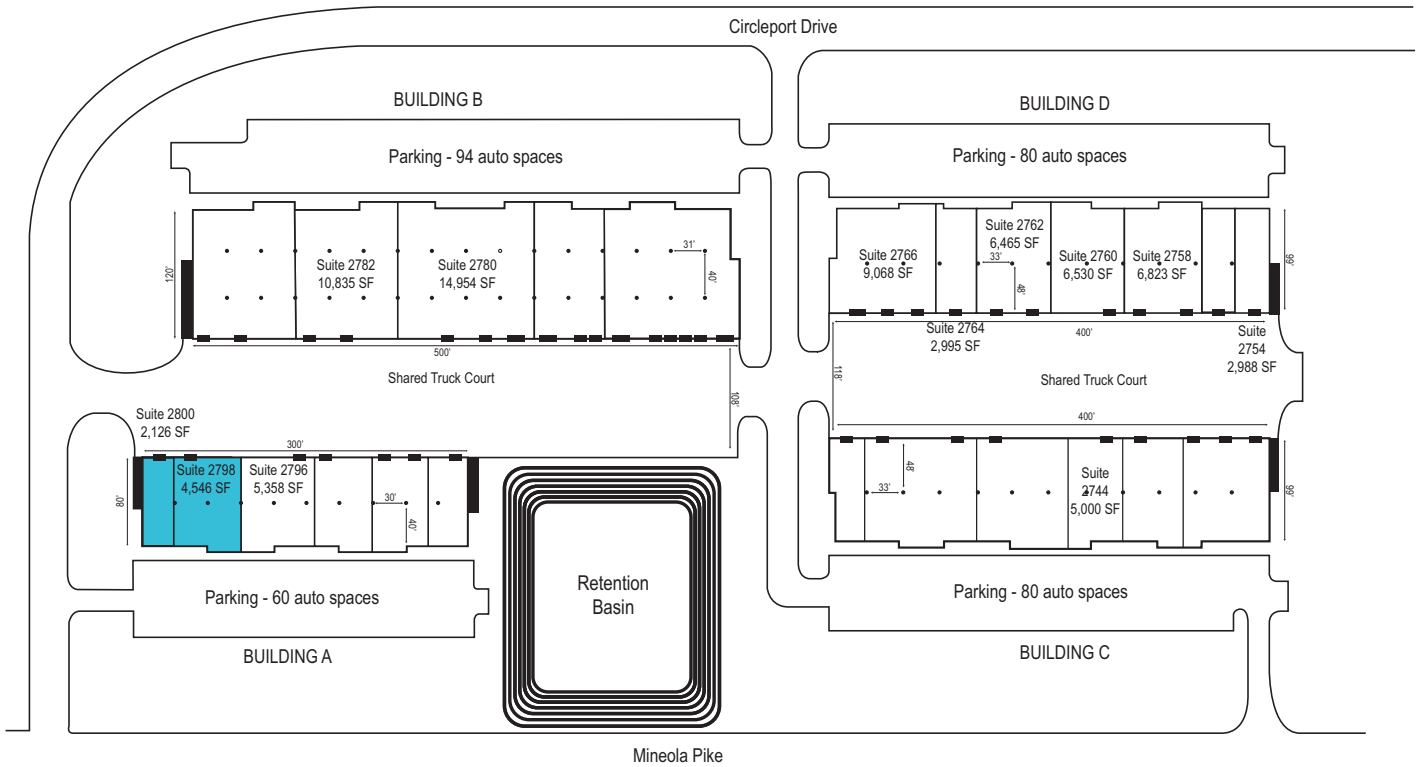
Jeffrey R. Bender, SIOR, CCIM
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201 E Fourth Street
Suite 1800
Cincinnati, OH 45202

T: 513.421.4884
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www.cushwake.com



Airport Business Center is a four-building 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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FOR LEASE

Airport Business Center A

2790-2800 Circleport Drive, Erlanger, KY 41018

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 (800.372.7612) 100-amp, 480/277-volt, 3-phase
Suite 2798:	4,546 square feet. 3,996 sf office/restrooms (approx). 1 2' van-high dock (8' x 10'). \$7.60/sf	Gas:	Duke Energy (513.421.9500)
Suite 2800:	2,126 square feet. 1,353 sf office/restrooms Drive-in door (10' x 12') \$9.55/sf	Water:	Boone County Water & Sewer (859.586.6155)
Year Built:	1985	Sewer:	Sanitation District #1 (859.578.7450)
Construction Type:	Brick and tilt-up concrete	Telephone:	Cincinnati Bell Telephone (513.566.5050)
Ceiling Height:	16' 9.5" rear, 17' 5.5" front under joist.	Parking:	60 spaces in front
Column Spacing:	30' x 40'	Zoning:	I-1, Light Industrial, Boone County
Bay Spacing:	30' x 80'	Governing Jurisdiction:	Unincorporated Boone County
Truck Doors:	Docks (8' x 10' & 9' x 10') and drive-ins (10' x 12' & 12' x 14')	Operating Expenses (2017):	\$1.72/sf/year
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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