



635 VIOX DR.
ERLANGER, KY 41018

AVAILABLE FOR SALE OR LEASE

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PROPERTY HIGHLIGHTS



13,620 Total SqFt

- Located in Erlanger minutes to I-71/I-75 and I-275
- Former Peterbilt and Penske Truck Maintenance Facilities
- Four (4) drive-thru bays with 14'x14' doors
- Approximately 3-acre of parking/storage area
- Property is fenced and gated
- I-71/I-75 highway frontage and monument signage
- Lease Rate: \$25,000/month NNN
- Sale Price: \$2,995,000



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PROPERTY DETAILS

Total SqFt:	13,620
Warehouse SqFt:	13,000
Office SqFt:	1,495 (1st floor) and 1,240 (2nd floor)
Mezzanine:	1,040
Acreage:	5.61 acres
Clear Height:	14'-16'
Year Built:	1968 + addition TBD date
Type Construction:	Pre-engineered metal building
Lighting:	LED's
Column Spacing:	Clear span
Dock door:	None; To Suit
Drive-in door:	Eight (8) - 14'x14 (4 drive thru bays) + One (1) - 8'x8'
Sprinkler:	None
Electrical Service:	240-volt, 3-phase, 400-amps
Heat:	Natural gas / radiant heaters
Roof:	Metal and rubber membrane
Parking Lot:	3 acres of pavement
Restrooms:	One (1) set in office and One (1) men's in warehouse w/ lockers on 2nd floor
Kenton County Parcel ID's:	003-00-00-003.00

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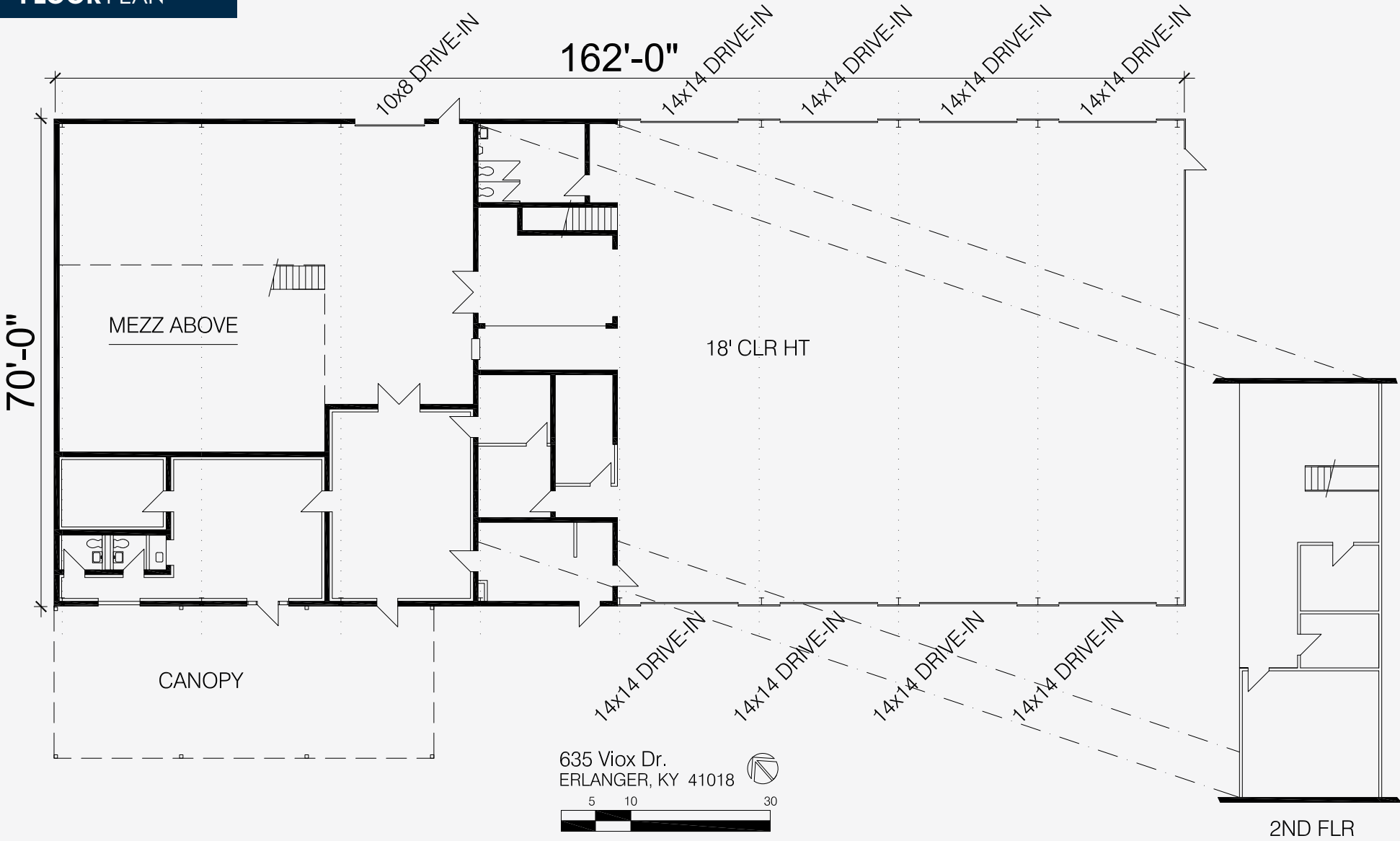
PARCEL OUTLINE



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FLOOR PLAN



GRD FLR OFFICE	1,495 SF
2ND FLR OFFICE	1,240 SF
WAREHOUSE	9,845 SF
MEZZANINE	1,040 SF
TOTAL	13,620 SF

DRAWING ISSUED FOR MARKETING
PURPOSES ONLY. ALL CALCULATIONS ARE
APPROXIMATE.

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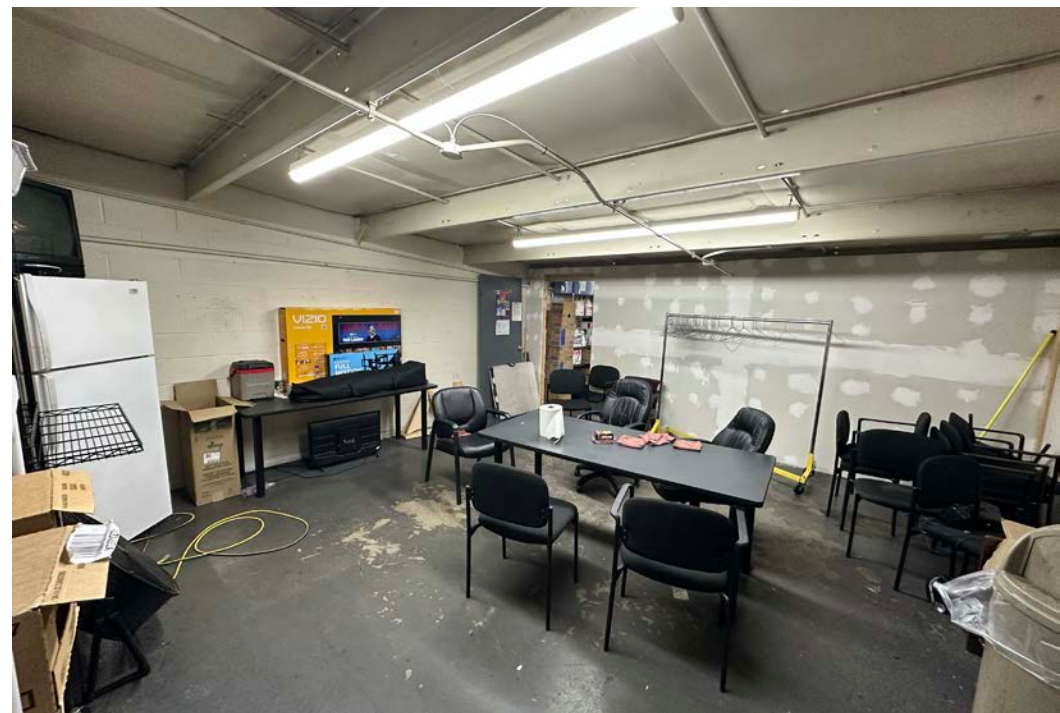


DISTANCE MAP



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