



**1499 JAMIKE AVENUE, ERLANGER, KY 41018**  
AVAILABLE FOR LEASE



**PROPERTY HIGHLIGHTS**

 **80,625 Total SqFt**

- Located in Erlanger within minutes to I-275 Mineola Pike / I-75
- Property is adjacent to Greater Cincinnati/ Northern Kentucky International Airport (CVG)
- New TPO roof installed 2015
- Fenced/secure outdoor storage area
- \$6.50/SqFt NNN + \$0.66/SqFt OpEx/CAM

<b>Total SqFt:</b>	80,625
<b>Warehouse SqFt:</b>	73,400
<b>Office SqFt:</b>	7,225
<b>Acreage:</b>	4.821
<b>Clear Height:</b>	21'-24'
<b>Year Built:</b>	1981
<b>Type Construction:</b>	Pre-Engineered Metal and Fully Insulated
<b>Lighting:</b>	T-8 High Efficiency fluorescent
<b>Column Spacing:</b>	56'x30' and 42'x30' in center
<b>Dock doors:</b>	Eight (8); Six (6) 8'x9' and Two (2) 8'x9' with levelers/ seals

<b>Drive-in doors:</b>	One (1) 12'x12'
<b>Sprinkler:</b>	Wet System
<b>Electrical Service:</b>	480V/400amps+
<b>Heat:</b>	Propane fired unit heaters
<b>Roof:</b>	TPO - Replaced in 2015 with 15 year warranty
<b>Truck court:</b>	Asphalt/Concrete: 100'
<b>Parking Lot:</b>	Asphalt: 53 spaces
<b>Outdoor Storage Area:</b>	65'x300'; fully fenced
<b>Restrooms:</b>	Three (3); 2 in office and 1 in warehouse

INFO@SQFTCOMMERCIAL.COM | (513) 843-1600 | [SQFTCOMMERCIAL.COM](http://SQFTCOMMERCIAL.COM)

**Roddy MacEachen**  
(513) 739-3985  
Roddy@SqFtCommercial.com

**Jared Wagoner**  
(812) 890-1768  
Jared@SqFtCommercial.com



**1499 JAMIKE AVENUE**  
ERLANGER, KY

**AERIAL VIEW**



**PROPERTY PHOTO**



[INFO@SQFTCOMMERCIAL.COM](mailto:INFO@SQFTCOMMERCIAL.COM) | (513) 843-1600 | [SQFTCOMMERCIAL.COM](http://SQFTCOMMERCIAL.COM)

**Roddy MacEachen**  
(513) 739-3985  
[Roddy@SqFtCommercial.com](mailto:Roddy@SqFtCommercial.com)



**Jared Wagoner**  
(812) 890-1768  
[Jared@SqFtCommercial.com](mailto:Jared@SqFtCommercial.com)



# 1499 JAMIKE AVENUE ERLANGER, KY

AERIAL VIEW



INFO@SQFTCOMMERCIAL.COM | (513) 843-1600 | [SQFTCOMMERCIAL.COM](http://SQFTCOMMERCIAL.COM)

**Roddy MacEachen**  
(513) 739-3985  
Roddy@SqFtCommercial.com

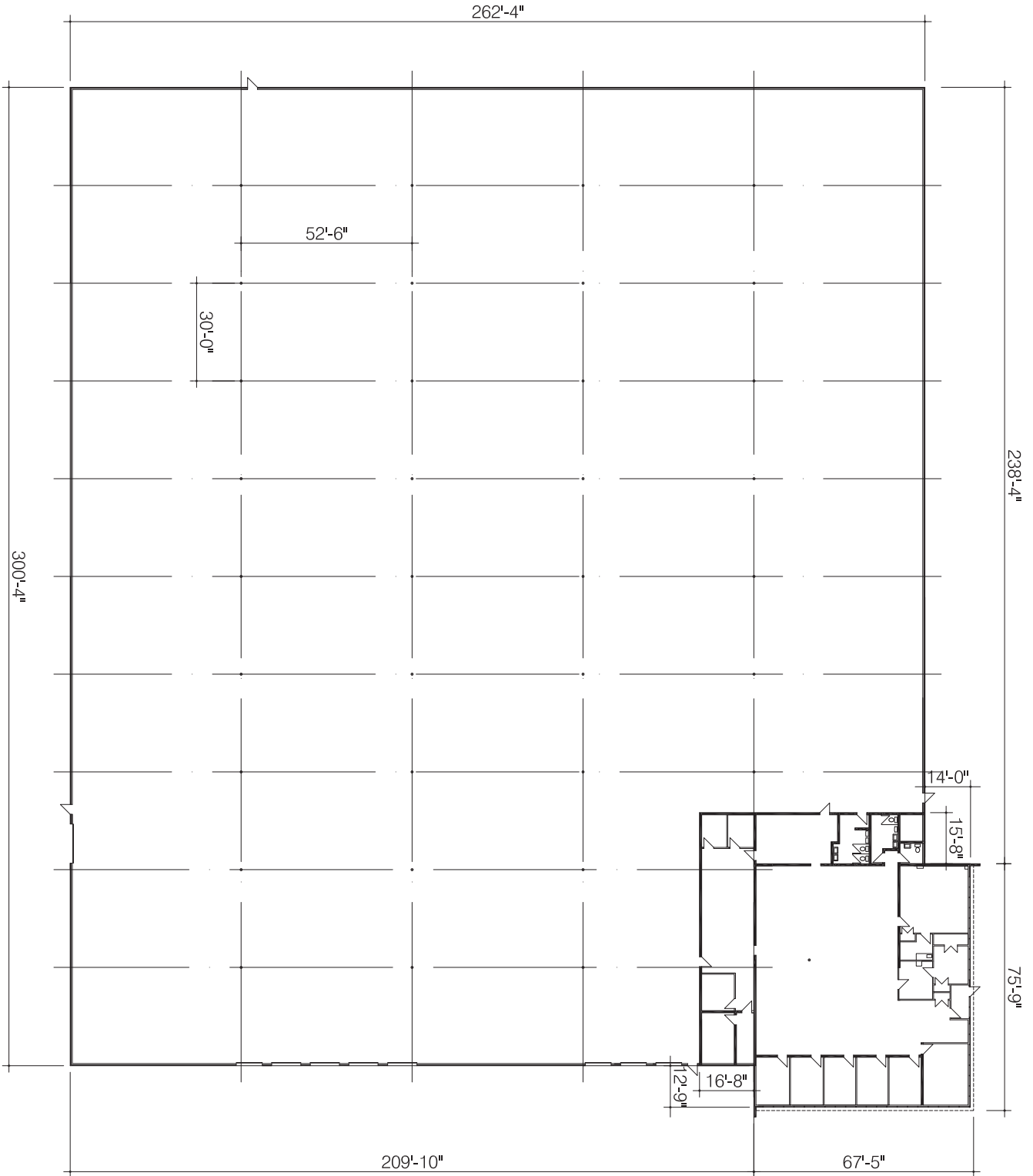


**Jared Wagoner**  
(812) 890-1768  
Jared@SqFtCommercial.com



**1499 JAMIKE AVENUE**  
ERLANGER, KY

**FLOOR PLAN**



**FLOOR PLAN**  
1/16" = 1'-0" @ 24X36

**OFFICE** 7,225 SF  
**WAREHOUSE** 73,400 SF  
**TOTAL** 80,625 SF

**NORTH**

INFO@SQFTCOMMERCIAL.COM | (513) 843-1600 | [SQFTCOMMERCIAL.COM](http://SQFTCOMMERCIAL.COM)

**Roddy MacEachen**  
(513) 739-3985  
Roddy@SqFtCommercial.com

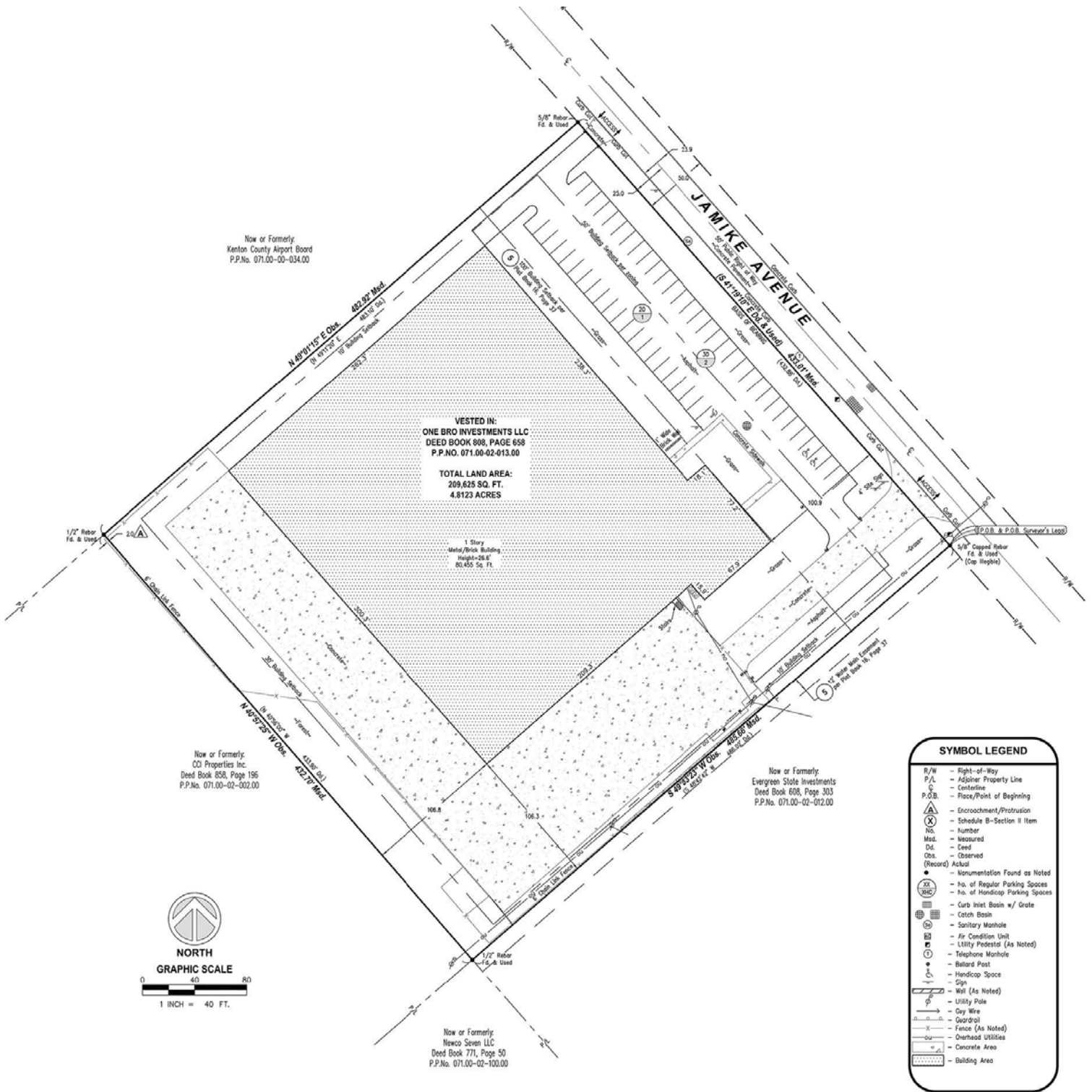


**Jared Wagoner**  
(812) 890-1768  
Jared@SqFtCommercial.com

# 1499 JAMIKE AVENUE

ERLANGER, KY

## SITE PLAN



INFO@SQFTCOMMERCIAL.COM | (513) 843-1600 | [SQFTCOMMERCIAL.COM](http://SQFTCOMMERCIAL.COM)

**Roddy MacEachen**  
(513) 739-3985  
Roddy@SqFtCommercial.com

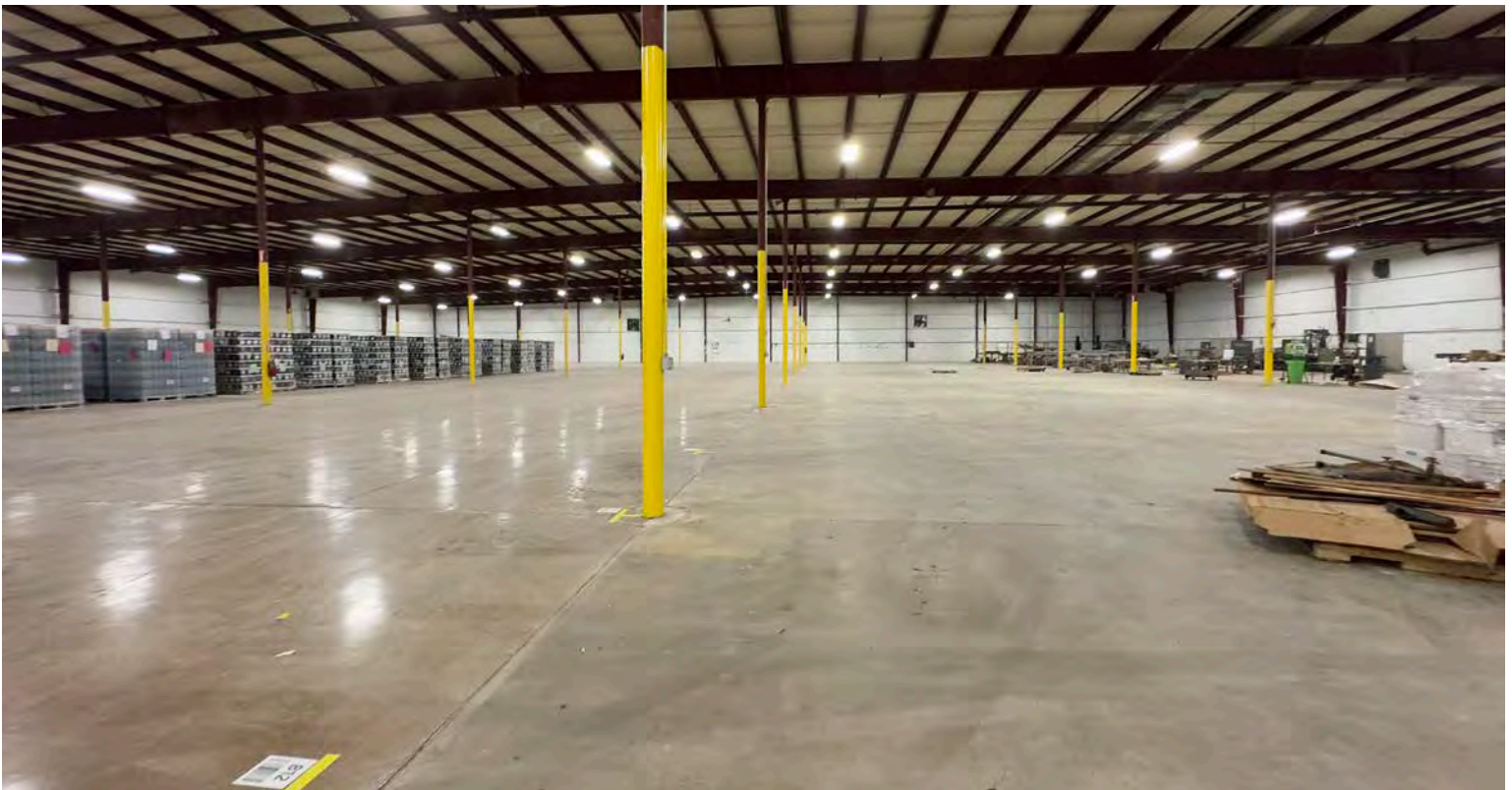


**Jared Wagoner**  
(812) 890-1768  
Jared@SqFtCommercial.com



**1499 JAMIKE AVENUE**  
ERLANGER, KY

**PROPERTY PHOTOS**



INFO@SQFTCOMMERCIAL.COM | (513) 843-1600 | [SQFTCOMMERCIAL.COM](http://SQFTCOMMERCIAL.COM)

**Roddy MacEachen**  
(513) 739-3985  
Roddy@SqFtCommercial.com



**Jared Wagoner**  
(812) 890-1768  
Jared@SqFtCommercial.com



**1499 JAMIKE AVENUE**  
ERLANGER, KY

**PROPERTY PHOTOS**



INFO@SQFTCOMMERCIAL.COM | (513) 843-1600 | [SQFTCOMMERCIAL.COM](http://SQFTCOMMERCIAL.COM)

**Roddy MacEachen**  
(513) 739-3985  
Roddy@SqFtCommercial.com



**Jared Wagoner**  
(812) 890-1768  
Jared@SqFtCommercial.com



**1499 JAMIKE AVENUE**  
ERLANGER, KY

**PROPERTY PHOTOS**



INFO@SQFTCOMMERCIAL.COM | (513) 843-1600 | [SQFTCOMMERCIAL.COM](https://www.sqftcommercial.com)

**Roddy MacEachen**  
(513) 739-3985  
Roddy@SqFtCommercial.com



**Jared Wagoner**  
(812) 890-1768  
Jared@SqFtCommercial.com