Owned and Operated by **LINK**
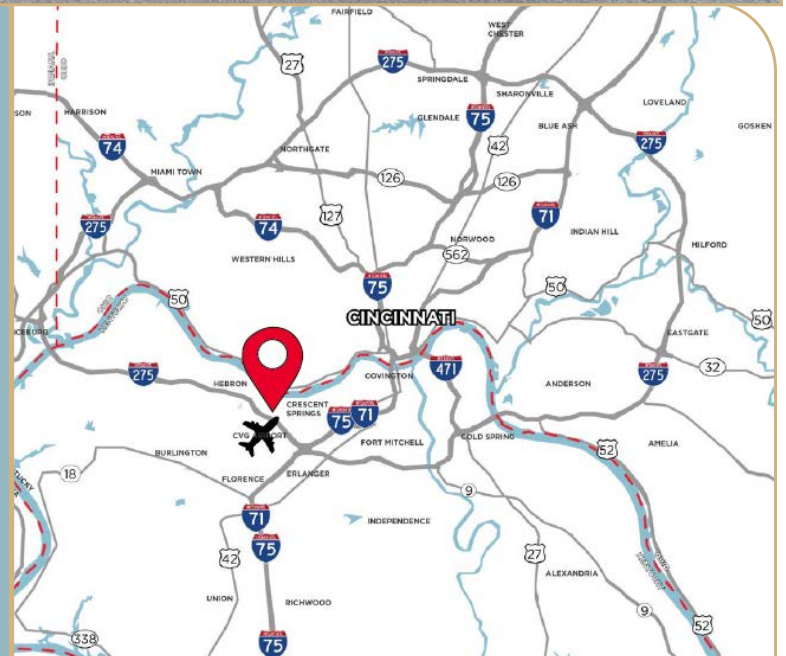
AIRPORT EXCHANGE

1850 AIRPORT EXCHANGE BLVD, ERLANGER KY 41048

115,200 SF

PROPERTY HIGHLIGHTS

• 115,200 SF Available

• 2,879 SF Office

• 24' Clear Height

• Easy access to I-275 & I-75/71

• Close proximity to Cincinnati/N. Kentucky International Airport, DHL SuperCargo and Amazon Prime Air Hubs

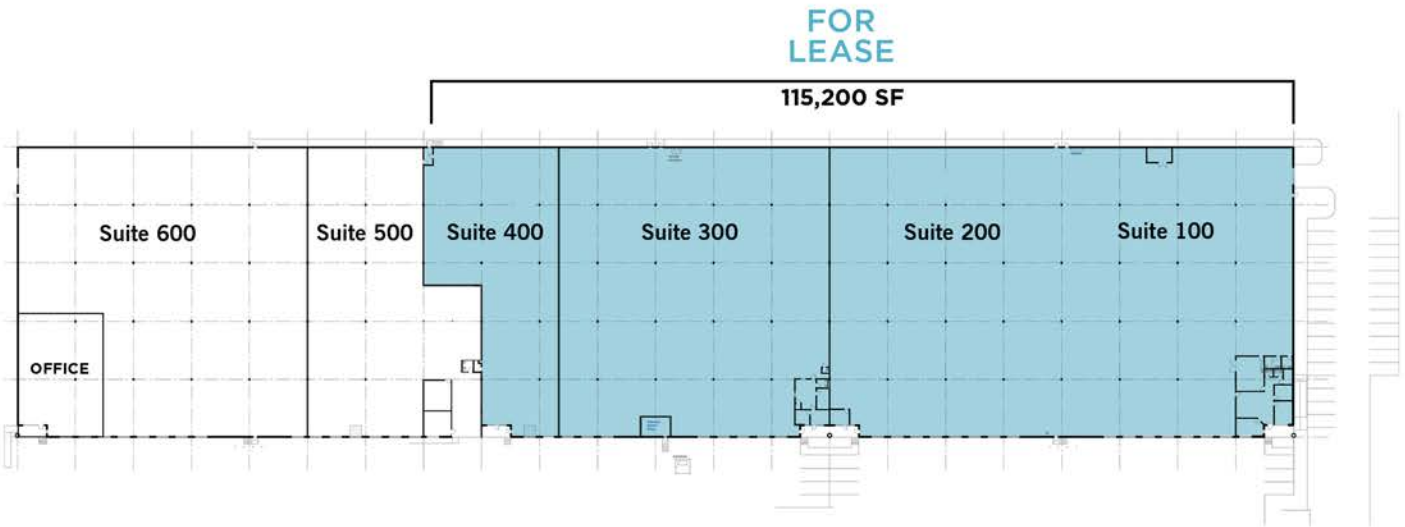• Nearby amenities include hotels, restaurants and retail

LEASING INFO & CONTACT

Jeff Bender, SIOR, CCIM   (513) 763-3046 / jeff.bender@cushwake.com
Seattle Stein   (513) 763-3027 / seattle.stein@cushwake.com

CUSHMAN & WAKEFIELD

FOR LEASE

115,200 SF

Suite 600 | Suite 500 | Suite 400 | Suite 300 | Suite 200 | Suite 100

OFFICE

BUILDING SPECIFICATIONS

LOCATION	Hebron, KY (Boone County)	ZONING	I-1, Light Industrial
TOTAL SIZE	175,040 SF	DOCK DOORS	(24) 9'x10' Docks
AVAILABLE SIZE	115,200 SSF	DRIVE-INS	(2) 12'x14'
OFFICE SIZE	2,879 SF	SPRINKLERS	ESFR
YEAR BUILT	1990	ELECTRIC	1600 amps, 480/277 volt, 3 Phase
CONSTRUCTION	Tilt-up panels	HVAC	Suspended gas-fired
CLEAR HEIGHT	24'	LIGHTING	LED
COLUMN SPACING	40' x 40' (8,000 SF)		
FLOORS	6" Unreinforced Concrete		
PARKING	70+ Shared Parking		

OVERVIEW

Located in the largest bend of the Ohio River, a few miles downstream from Cincinnati, Ohio, Boone County is the northernmost county in Kentucky. For forty-two miles the Ohio River bounds the county on the north and west. There are three cities incorporated in the county including the City of Florence, the City of Union and the City of Walton. Three interstate systems service Boone, including I-75, I-71 and I-275, as well as the Greater Cincinnati-Northern Kentucky International Airport (CVG). One of the fastest growing counties in the state for more than a decade, Boone County is the fourth largest county in the Commonwealth of Kentucky with a population of 126,413.

AERIAL LOCATION