

# Donaldson Road Center II

1335 DONALDSON HIGHWAY  
ERLANGER, KY

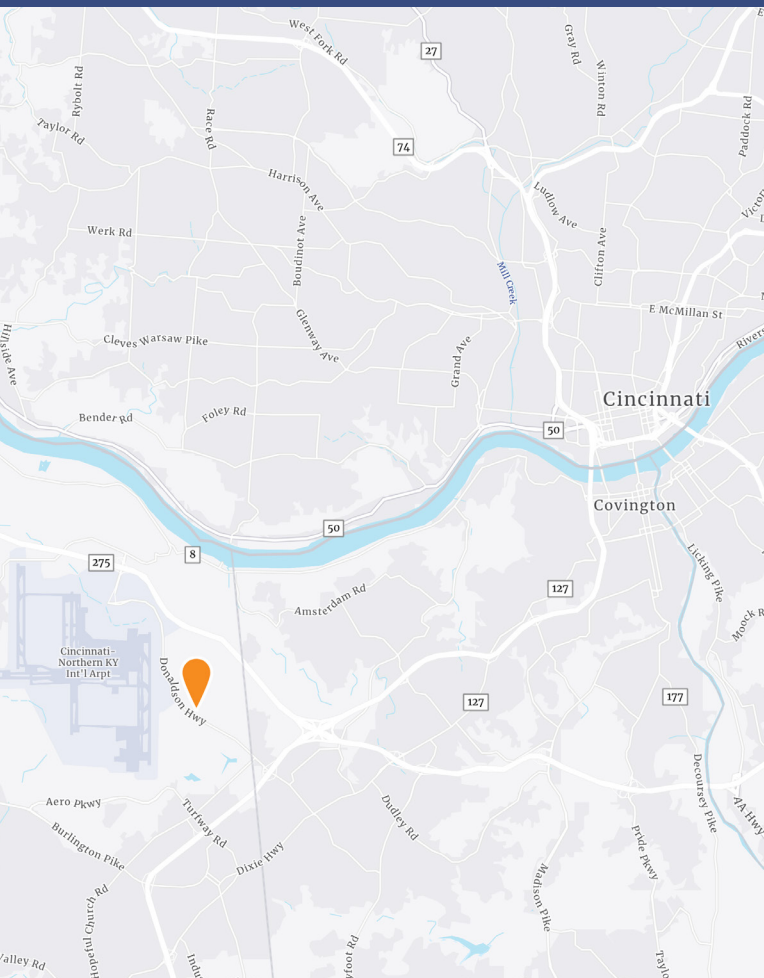
**FOR LEASE**

## LOCATION HIGHLIGHTS:

- I-71/I-75: Direct Access off of Donaldson Highway
- I-275: Direct Access off of Mineola Pike

**5,400 SF**

102,155 SF MULTI-TENANT BUILDINGS



## SPACE FEATURES



### 5,400 SF

- 3,800 Warehouse SF
- 1,600 Office SF



## UNIT FEATURES

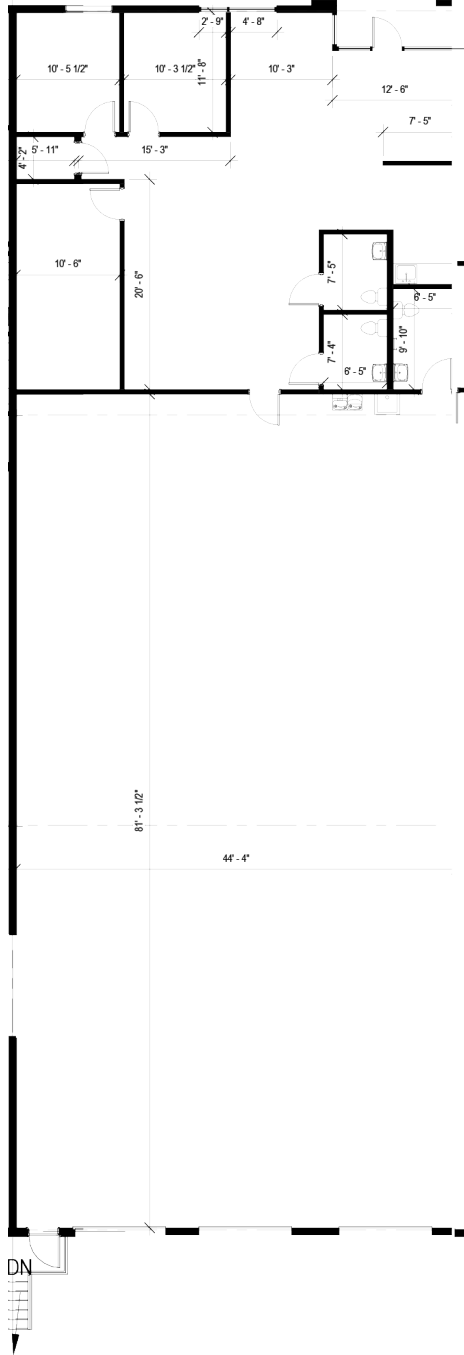
- Construction Year: 2006
- Clear Height: 20'
- Column Spacing: 42' x 45'
- Dock Doors: 3
- Truck Court Depth: 180' Shared
- OPEX: \$1.80/SF



## CONSTRUCTION

- Construction Type: Tilt-Wall
- Roof Type: Ballasted EPDM (2023)
- Fire Protection: Wet
- Interior Lighting: LED

**1335, BAY 4:**  
5,400 SF  
1,600 SF Office  
3 Docks



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