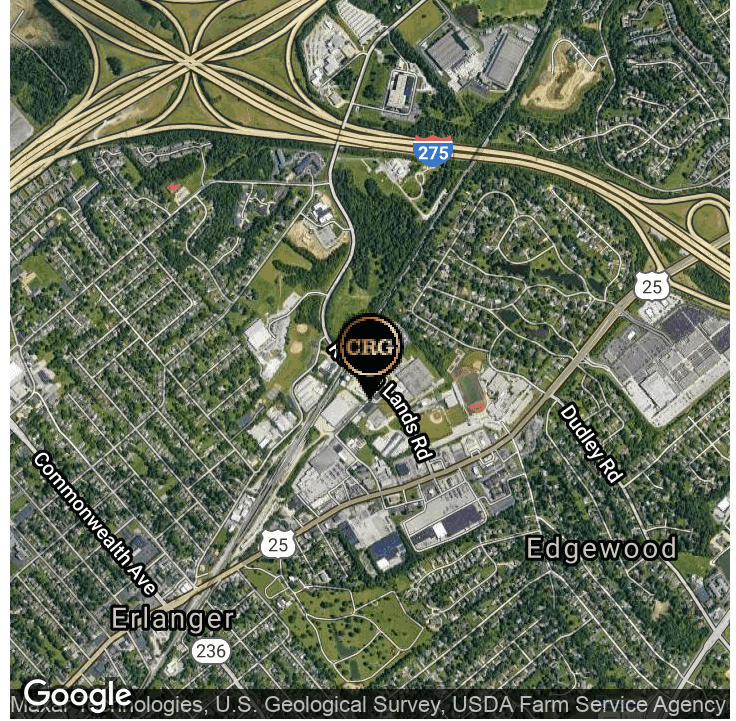


33 KENTON LANDS DRIVE

33 KENTON LANDS ROAD, ERLANGER, KY 41018



OFFERING SUMMARY

Lease Rate:	\$5.00 SF/yr (NNN)
Building Size:	18,000 SF
Available SF:	16,000 - 18,000 SF
Lot Size:	1.295 Acres
Year Built:	1952
Renovated:	2017
Zoning:	Industrial
Market:	Northern KY Industrial Submarket
Submarket:	Northern KY Industrial Submarket

PROPERTY OVERVIEW

18,000 SF building with 16,000 SF of warehouse space available for lease. Existing 2,000 SF office user could be relocated to make the entire 18,000 SF building available.

PROPERTY HIGHLIGHTS

- NNN with estimated expenses at \$1.25 psf
- Options include only 16,000 SF warehouse with minimal office area or entire building with additional 2,000 SF of office
- Available for lease on 8/1/2020
- Significant new construction of bulk distribution buildings in the area
- Excellent location near I-275 at Dixie Highway and I-75 at Buttermilk Pike
- Building has varied ceiling heights with large sections of building with 28' and 38' ceiling heights
- Overhead doors at front and rear of building
- Parking available at front and rear of building.

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INDUSTRIAL PROPERTY FOR LEASE

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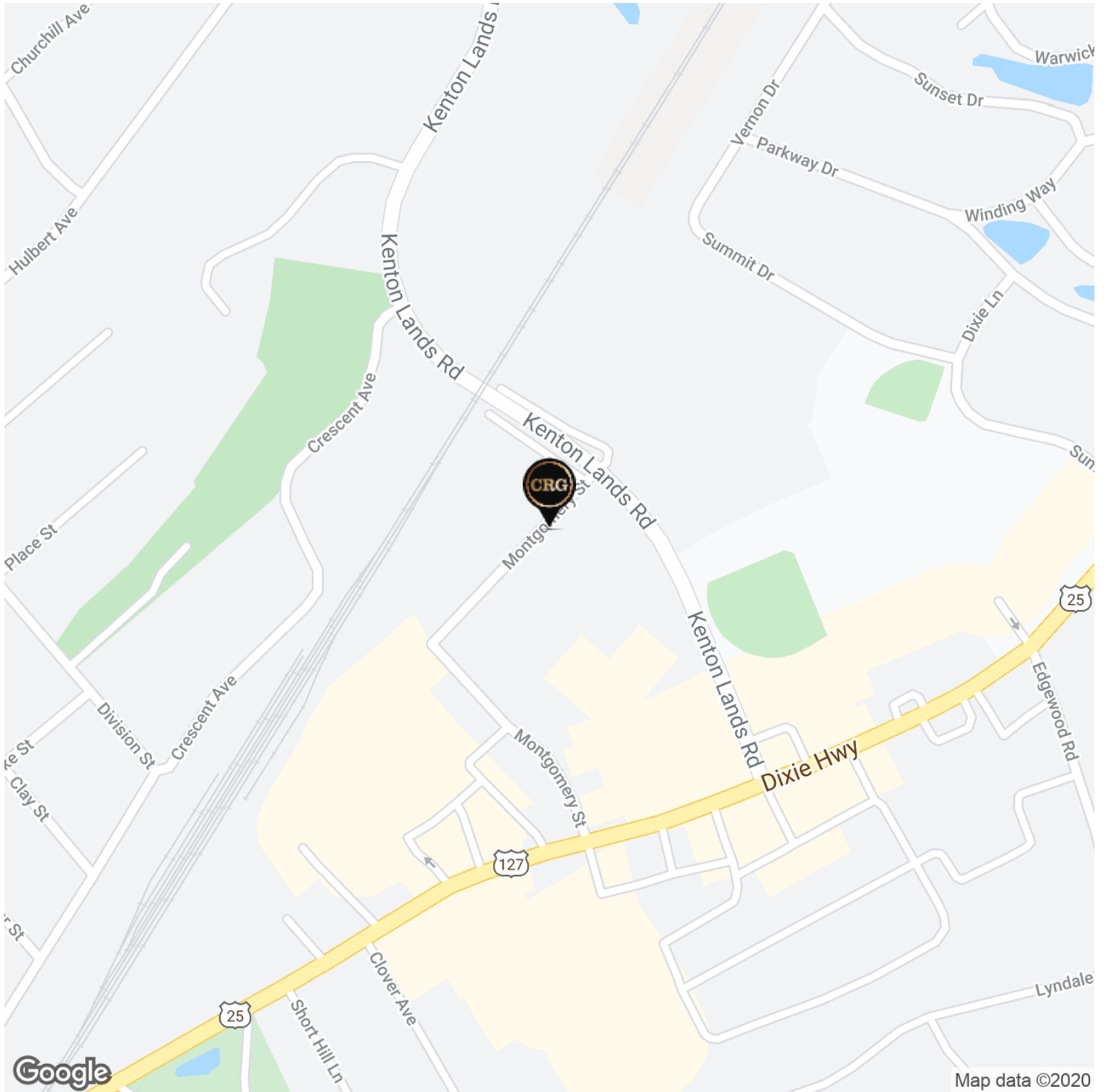
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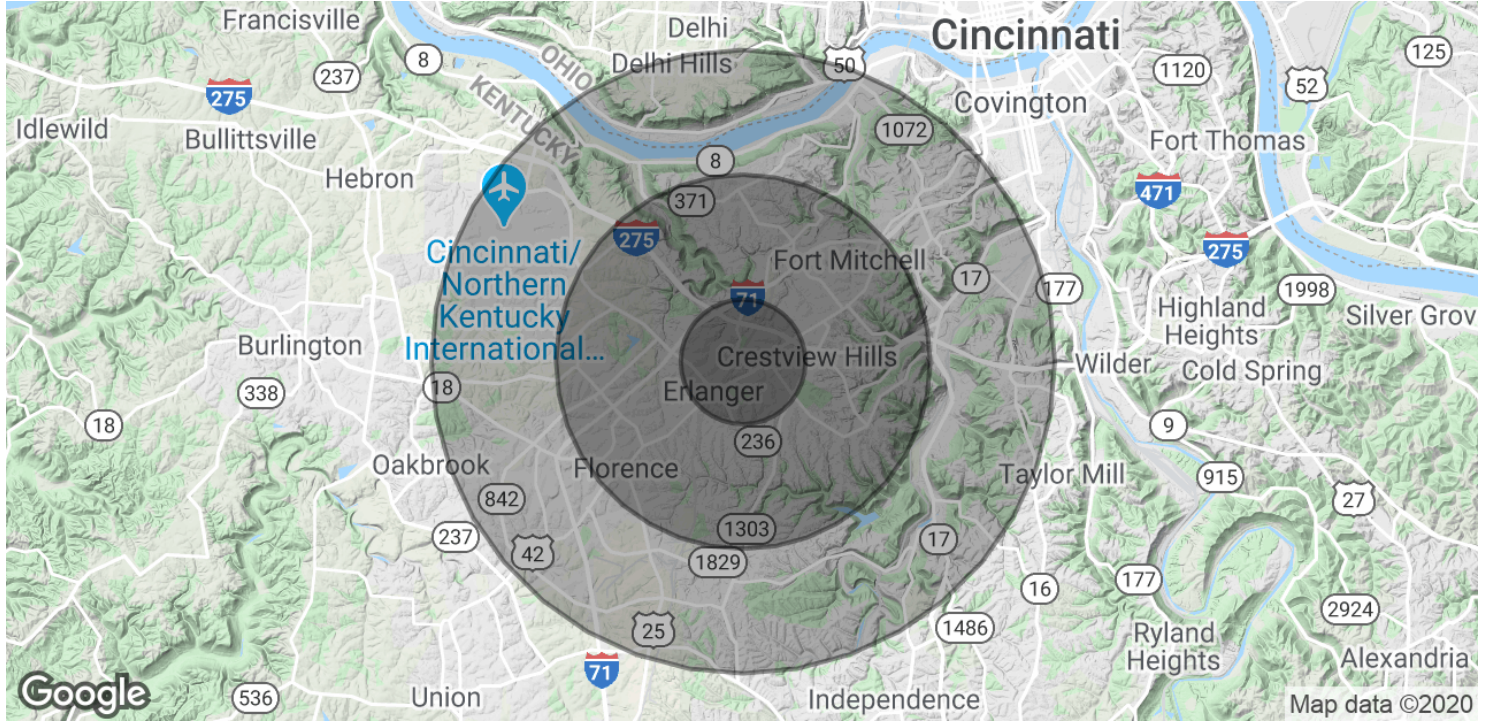
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,228	66,965	140,929
Average age	36.8	37.5	37.0
Average age (Male)	33.1	35.7	35.5
Average age (Female)	39.5	38.9	38.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,502	26,379	54,629
# of persons per HH	2.6	2.5	2.6
Average HH income	\$65,023	\$70,568	\$70,950
Average house value	\$130,868	\$186,648	\$178,275

* Demographic data derived from 2010 US Census

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