



3600 BLK TURFWAY RD & 1600 DONALDSON HWY

ERLANGER, KY 41018

INDUSTRIAL BUILD TO SUIT LAND SITES
AVAILABLE FOR SALE OR LEASE

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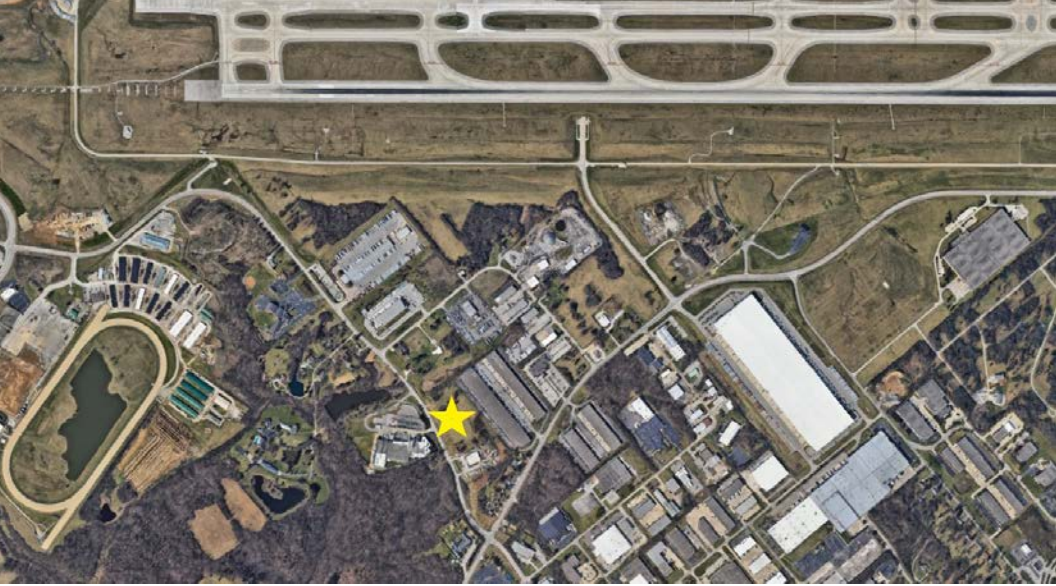
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PROPERTY HIGHLIGHTS

Build To Suit on up to 6.486 Acres

- 6-acre site available for BTS, sale or lease.
- Located in Erlanger, KY at Donaldson/Turfway intersection
- Immediate access to CVG International Airport and I-75/I-71
- Zoned I-1, PD HDO
- Boone County
- Sale and Lease Price: Negotiable



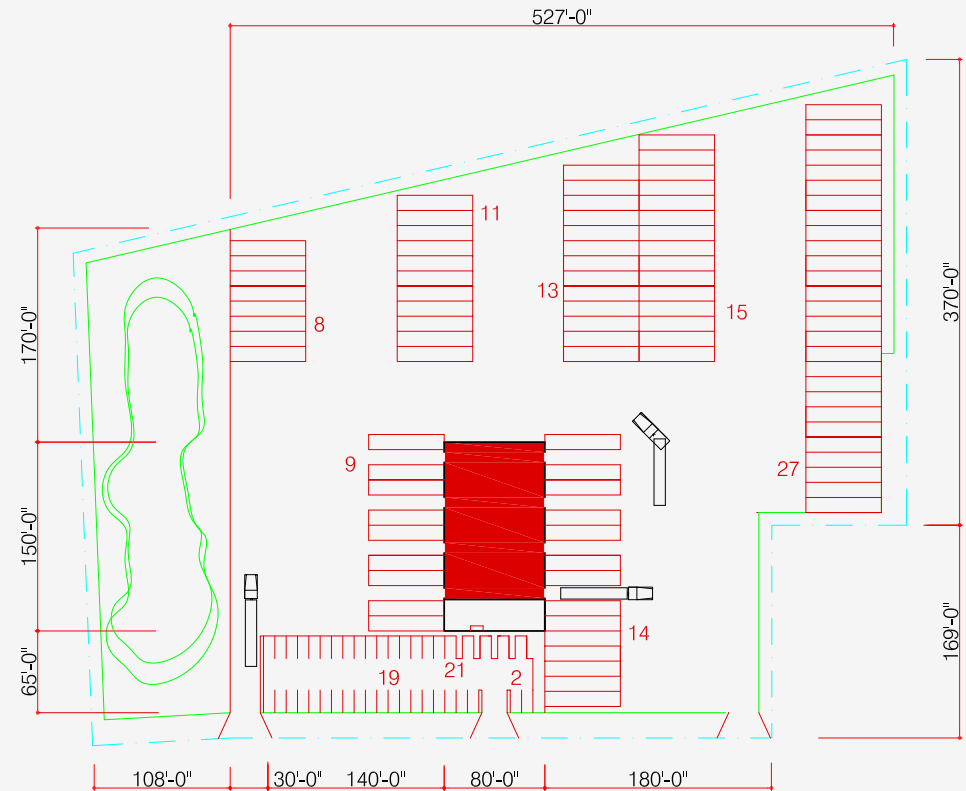
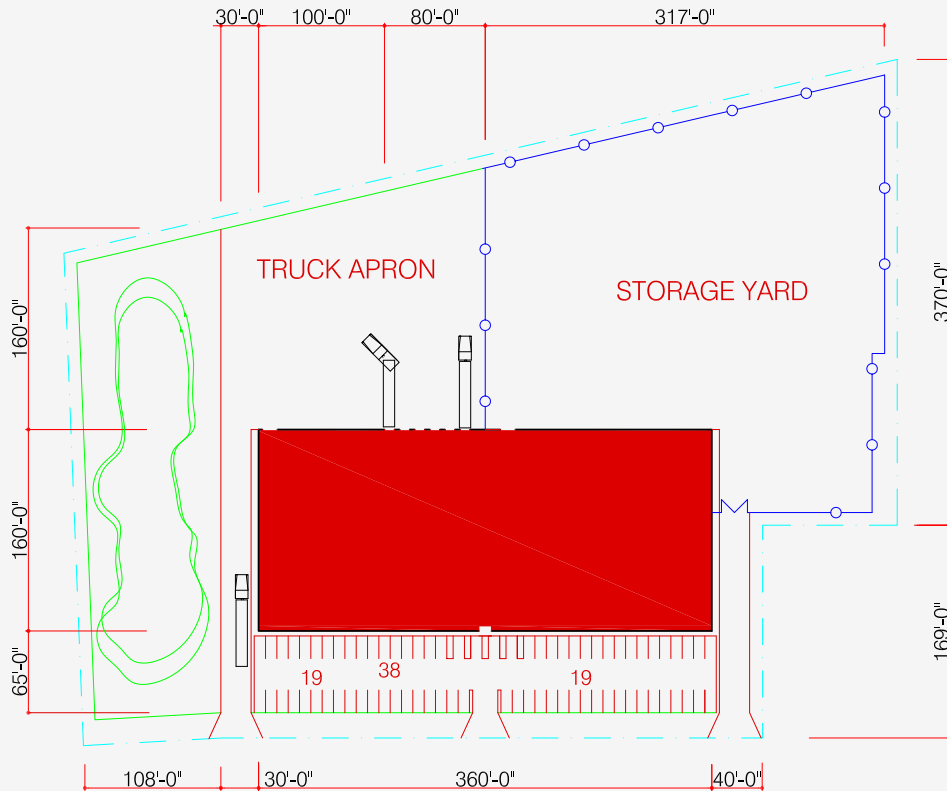
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TEST FIT SITE PLAN



- A** 57,600 SF BUILDING (160 X 360)
 6- 8X10 DOCK DOORS
 2- 12X14 DRIVE IN DOORS
 76 AUTO PARKING SPACES
 76 AUTO PARKING SPACES
 85,000 SF OUTSIDE STORAGE YARD

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 15 40 100 200



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

- B** 12,000 SF CROSS DOCK WAREHOUSE (80 X 150)
 4- 8X10 DOCK DOORS EACH SIDE
 2,000 SF FRONT OFFICE (25 X 80)
 42 AUTO PARKING SPACES
 97- 12 X 60 SEMI-TRAILER STALLS

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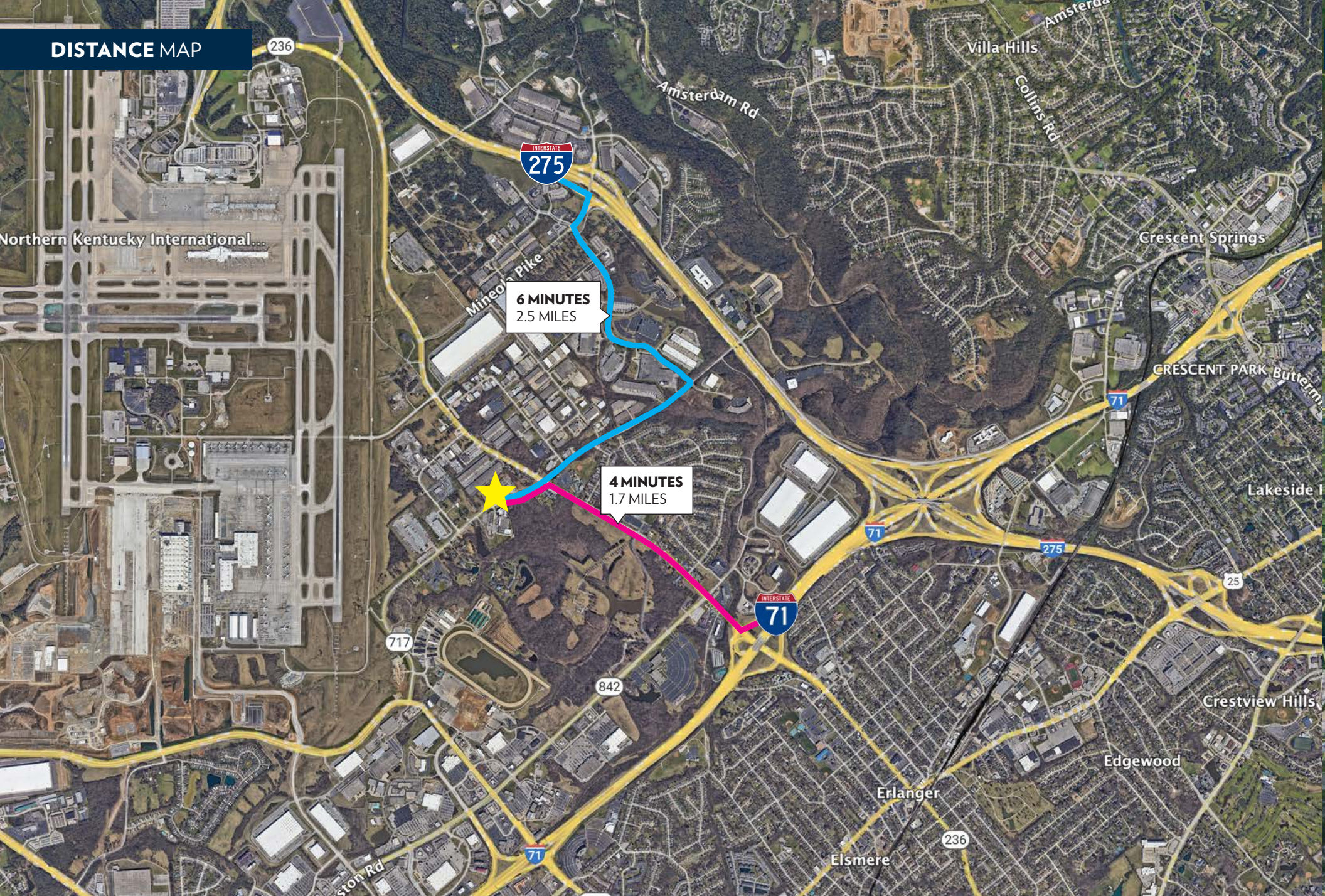
PARCEL OUTLINE



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REGIONAL MAP



SITE LOCATION

amazon Coca-Cola
PERFETTI *San Nello* NOVOLEX

UMA ENTERPRISES

DB SCHENKER

wayfair

BOSCH
PowerTool for B2B

amazonPrime

DHL
AMERICAS

CVG
CVG - Cincinnati/
Northern Kentucky
International Airport

wayfair

amazon

ESOL
EVE

netrush
iGPS

iHerb

WestRock
&
Total Display
Solutions

MCLANE

PROXIMO
DISTRIBUTING

UPS

amazon

overstock

DHL

wayfair

amazon

SANDVIK

Vista

syncreon

ZAMMEL
PACKAGING

ISERVE

TOYOTA

Bonfiglioli

Veritiv

fives

amazon

GES

Close the Loop

Verst
Lima

KLOSTERMAN

Verst

IN-CRAM

Close the Loop

3168

LEVY SIMONS & CO

KONIG

MTPS

UPS

ESLIES

Ryder

Radial

POMEROY

GROUPON

CEVA

teespring

Stamps

FedEx
Express

BECKMAN
COULTER

NorAm

OIA GLOBAL

SunChemical
a member of the DGE group

standardtextile

wayfair

BOSCH

wayfair

wayfair

US

GE

amazon

amazon

Coca-Cola

PERFETTI

NOVOLEX

San Nello

UMA ENTERPRISES

338

237

1829

42

18

1017

842

75

717

236

212

371

50

Delh-Ave

Foley Rd

Pleasant Valley Rd

Hopeful Church Rd

Weaver Rd

Houston

Donaldson Hwy

N-Bend Rd

Verst

Lima

Dixie Hwy