

**Dalfen**  
INDUSTRIAL

**SqFt**  
COMMERCIAL



# 3300 TURFWAY RD. SUITES A & C

ERLANGER, KY 41018

AVAILABLE FOR LEASE

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## PROPERTY HIGHLIGHTS

 27,452 – 38,619 SqFt

- Located in unincorporated Boone County with immediate access to I-275/I-75
- Minutes to CVG International Airport, Amazon Prime Air Hub, and DHL
- I-1 Light Industrial, Boone County Zoning
- Newly renovated spaces
- Suite A: 27,452 SqFt with 500 SqFt office, 5 docks, 1 drive-in (12'x14'): Available 3/1/2026
- Suite C: 38,619 SqFt with 1,000 SqFt office, 9 docks. Available: 1/1/2026
- Lease Rate: \$7.95/SqFt NNN + \$2.13 OpEx/CAM

 [CLICK HERE FOR AERIAL VIDEO](#)

 [CLICK HERE FOR THE 360° TOUR](#)

## PROPERTY DETAILS

Year Built:	1989
Type Construction:	Tilt-up concrete, fully insulated
Lighting:	LED's throughout
Column Spacing:	40'x40'; 40'x160 bays (6,400 SqFt)
Sprinkler:	Wet system
Electrical Service:	480/277 volt, 3-phase
Heat:	Natural gas-fired unit heaters
Roof:	Rubber membrane

	Suite A
Total SqFt:	27,452
Warehouse SqFt:	26,952
Office SqFt:	500
Clear Height:	24'
Dock door:	Five (5) - 10'x10' with docks seals, 4 with mechanical pit levelers
Drive-in door:	One (1)
Truck court:	120'
Parking Lot:	25 spaces
Restrooms:	One (1) set

	Suite C
Total SqFt:	38,619
Warehouse SqFt:	37,619
Office SqFt:	1,000
Clear Height:	24'
Dock door:	Nine (9) - 10'x10' with docks seals, 4 with mechanical pit levelers, and 5 with edge of dock levelers.
Drive-in door:	To suit
Truck court:	120'
Parking Lot:	25 spaces
Restrooms:	One (1) set

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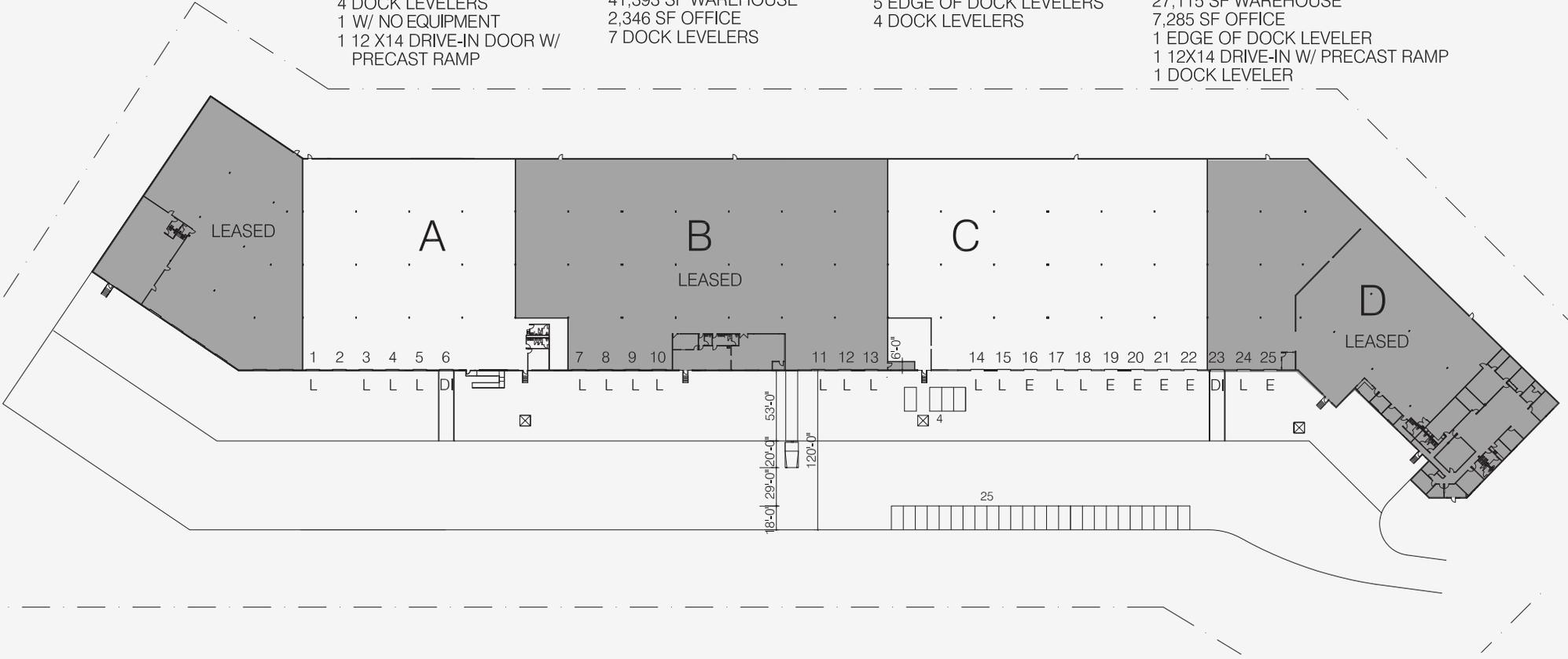
## FLOOR PLAN

SUITE A 27,452 SF  
 26,952 SF WAREHOUSE  
 500 SF OFFICE  
 4 DOCK LEVELERS  
 1 W/ NO EQUIPMENT  
 1 12 X14 DRIVE-IN DOOR W/  
 PRECAST RAMP

SUITE B 43,739 SF  
 41,393 SF WAREHOUSE  
 2,346 SF OFFICE  
 7 DOCK LEVELERS

SUITE C 38,619 SF  
 37,619 SF WAREHOUSE  
 1,000 SF OFFICE  
 5 EDGE OF DOCK LEVELERS  
 4 DOCK LEVELERS

SUITE D 34,400 SF  
 27,115 SF WAREHOUSE  
 7,285 SF OFFICE  
 1 EDGE OF DOCK LEVELER  
 1 12X14 DRIVE-IN W/ PRECAST RAMP  
 1 DOCK LEVELER



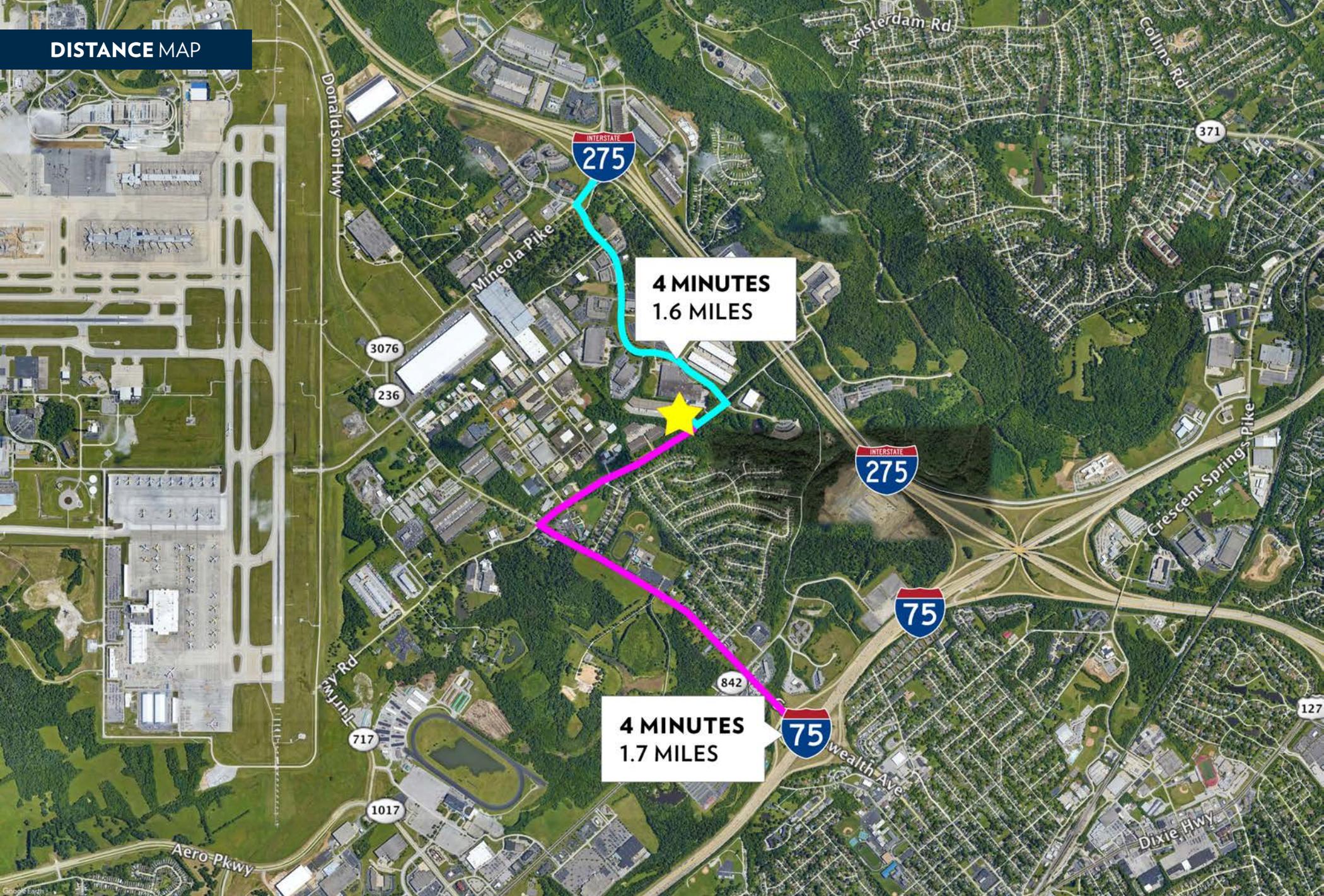
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## DISTANCE MAP



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PARCEL OUTLINE



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## NKY AIRPORT SUBMARKET AREA MAP



amazonPrime

**CVG**  
CVG - Cincinnati/  
Northern Kentucky  
International Airport

DB SCHENKER

wayfair

BOSCH  
Invented for Life

3300 TURFWAY RD -  
SUBJECT PROPERTY

wayfair

amazon

FUTURE HOME OF



ESOL  
EVE

netrush  
iGPS

iHerb

WestRock  
&  
Total Display  
Solutions

MCLANE

UMA ENTERPRISES

UPS

amazon

DHL

SANDVIK

Vista

syncreon

ZUMBAHL  
PACKAGING

VINT

ISERVE

TOYOTA

Bonfiglioli

Veritiv

fives

KLOSTERMAN

amazon

overstock

wayfair

amazon

GES

PEPS

Close the Loop

INGRAM

Close the Loop

Verst

LEVI STRAUSS & CO

color

Verst

KONIG

MTPS

UPS

FESLIE'S

Radial

Ryder

POMEROY

GROUPON

CEVA

BECKMAN  
COULTER

standardtextile

teespring

NucAm

GIA GLOBAL

FedEx  
Express

SunChemical  
a member of the DCC group

Heidelberg

Pleasant Valley Rd

Hopeful Church Rd

Houston

Waldson Hwy

Dixie Hwy

Delhi Av

Foley Rd

Pyron Rd

237

338

3168

236

212

42

18

1017

842

371

50

75

717

76

US

76

76

76

76

76

76

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76