

1211 Cox Avenue

Erlanger, KY 41018

24,587 SF Leased through May 31, 2028 to ABX Air | Asking Price: \$3,250,000 (\$132/SF)



Property Features

- + Free-standing single tenant building
- + Prominent location at corner of Cox and Turfway near the CVG Airport, DHL Express Hub, Amazon Air Hub
- + Immediate access to I-75 (1.2 miles) and I-275 (1.5 miles)
- + New Roof in 2023 - 20 Year Warranty
- + Extra land for future growth
- + Heavy power in place (800 amps, 480/277 volt)
- + Cell phone tower not included, owned by non - affiliated 3rd party

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For Sale

Property Specifications

- + Total Square Footage: 24,587
- + Office: 3,700 SF
- + Clear Height: 14'-17'
- + Dock Doors: 2 w/ mechanical pit levelers from Rite Hite
- + Drive-in: 1 (12'x14')
- + Power: 3 phase 800 amps, 480/277 volt electric service
- + Land Size: 2.6 acres
- + Zoning: I-1 Light Industrial



Tenant's Lease

- + ABX Air, Inc.
- + Lease commencement on November 1, 2022 at \$7.50/sf NNN with 3% annual increases
- + Remaining Rental Schedule:
 - 11/1/2025 - 10/31/2026: \$8.20/sf NNN
 - 11/1/2026 - 10/31/2027: \$8.44/sf NNN
 - 11/1/2027 - 5/31/2028: \$8.69/sf NNN
- + One (1) - Five (5) Year option to renew through 5/31/2033 at greater of FMV and the last years rent, with 180 days prior written notice by 11/30/2027



Contact Us

Tim Schenke
Executive Vice President
+1 513 369 1354
tim.schenke@cbre.com

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