

### AIRPORT EXCHANGE BUS PARK A

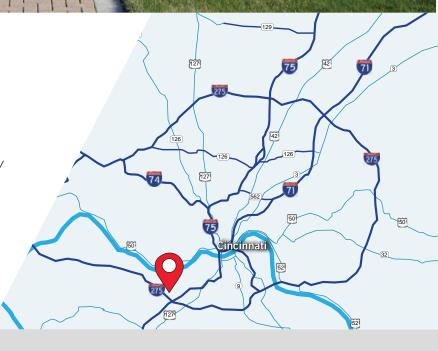
1895 Airport Exchange Blvd, Erlanger, KY 41018



## OFFICE SERVICE SPACE WITH GREAT INTERSTATE ACCESS

# 63,600 SF

- Suite 120: 7,145 SF (100% office)
- Industrial Zoning
- No City Earnings Tax
- Less than One Mile from Cincinnati/ Northern Kentucky International Airport



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#### **BUILDING SPECIFICATIONS**

Building Size: 63,600 SF

Suite 120

Available Area: 7,145 SF

7,145 SF Office 2 Drive-ins

I-1, Light Industrial

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**Jurisdiction:** Unincorporated Boone County

Year Built: 1995

Zoning:

Roof:

**Construction:** Tilt-up Concrete

Clear Height: 20'

**Column Spacing:** 42' × 40'

42' x 120' bays (5,040 SF)

Firestone single-ply, ballasted rubber

roof. 20-year warranty. R=15.

Exterior downspouts

**Fire Suppression:** Wet system. 0.21 GPM/1,500 sf.

Ordinary Hazard Group III

Lighting: Metal halide/energy efficient

fluorescent

**HVAC:** Suspended gas-fired unit heaters

**Truck Doors:** 9' x 10'. 24-gauge metal panel.

Insulated. 48" above pavement

**Truck Court:** 7" concrete, 160' depth (shared)



**Auto Parking:** 245 auto stalls

**Electric:** 208-volt, 3-phase, 4-2ire to building

**Utilities:** 

Owen Electric Cooperative

Electric: www.owenelectric.com

(859.283.5800)

Duke Energy

Gas: www.duke-energy.com

(800.544.6900)

Boone County Water & Sewer

Water: www.boonewater.com

(859.586.6155)

Sanitation District No. 1

Sewer: www.sd1.org

(859.578.7450)

Cincinnati Bell

Telephone/Data: www.cincinnatibell.com

(513.566.5050)

Spectrum Cable

Data: www.spectrum.com

(866.481.7927)

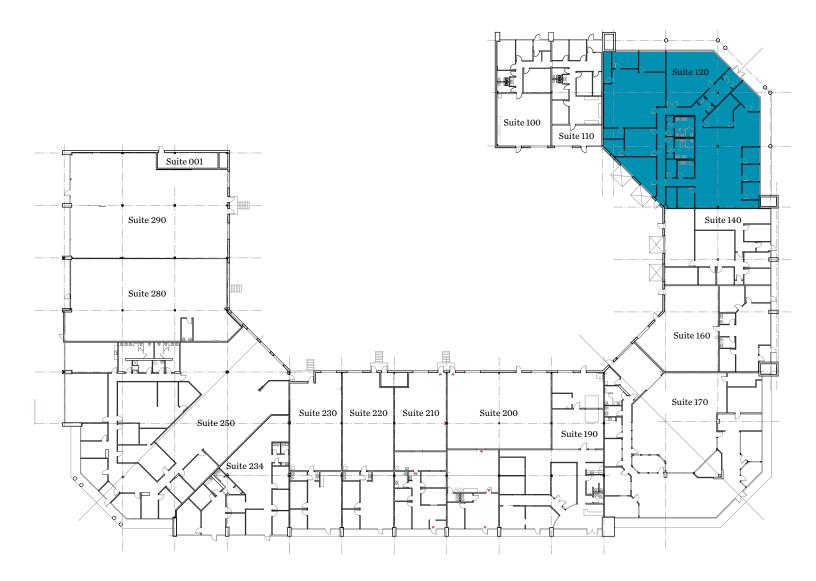
LEASE RATE: \$7.25/psf NNN

OP EXP: \$1.85/psf

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#### SITE PLAN





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### **AERIAL**

