



FOR LEASE

AIRPORT EXCHANGE BUS PARK A

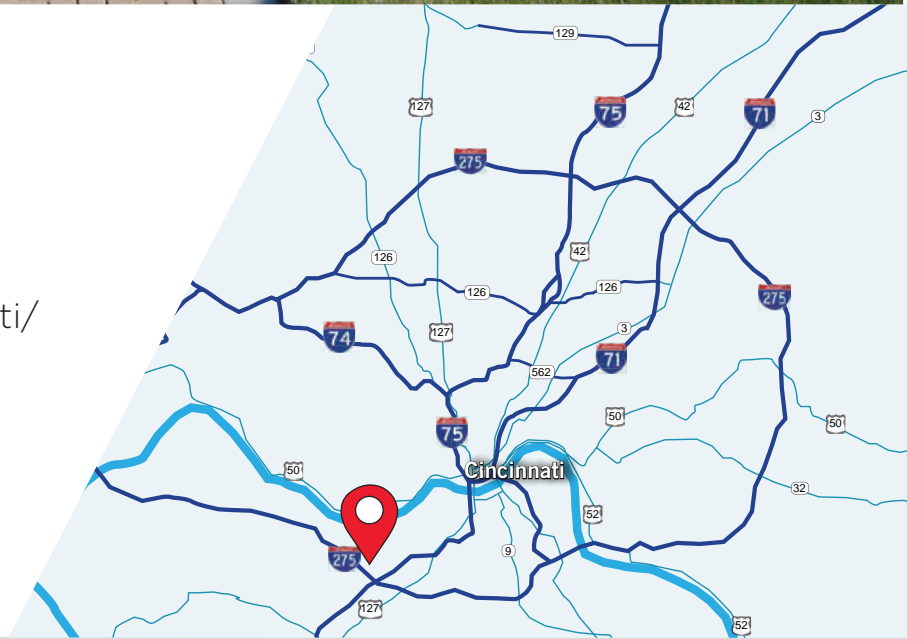
1895 Airport Exchange Blvd, Erlanger, KY 41018



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



For more information, contact:

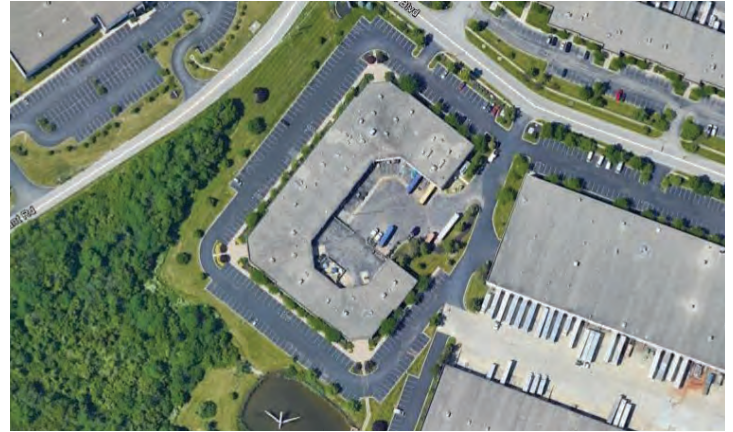
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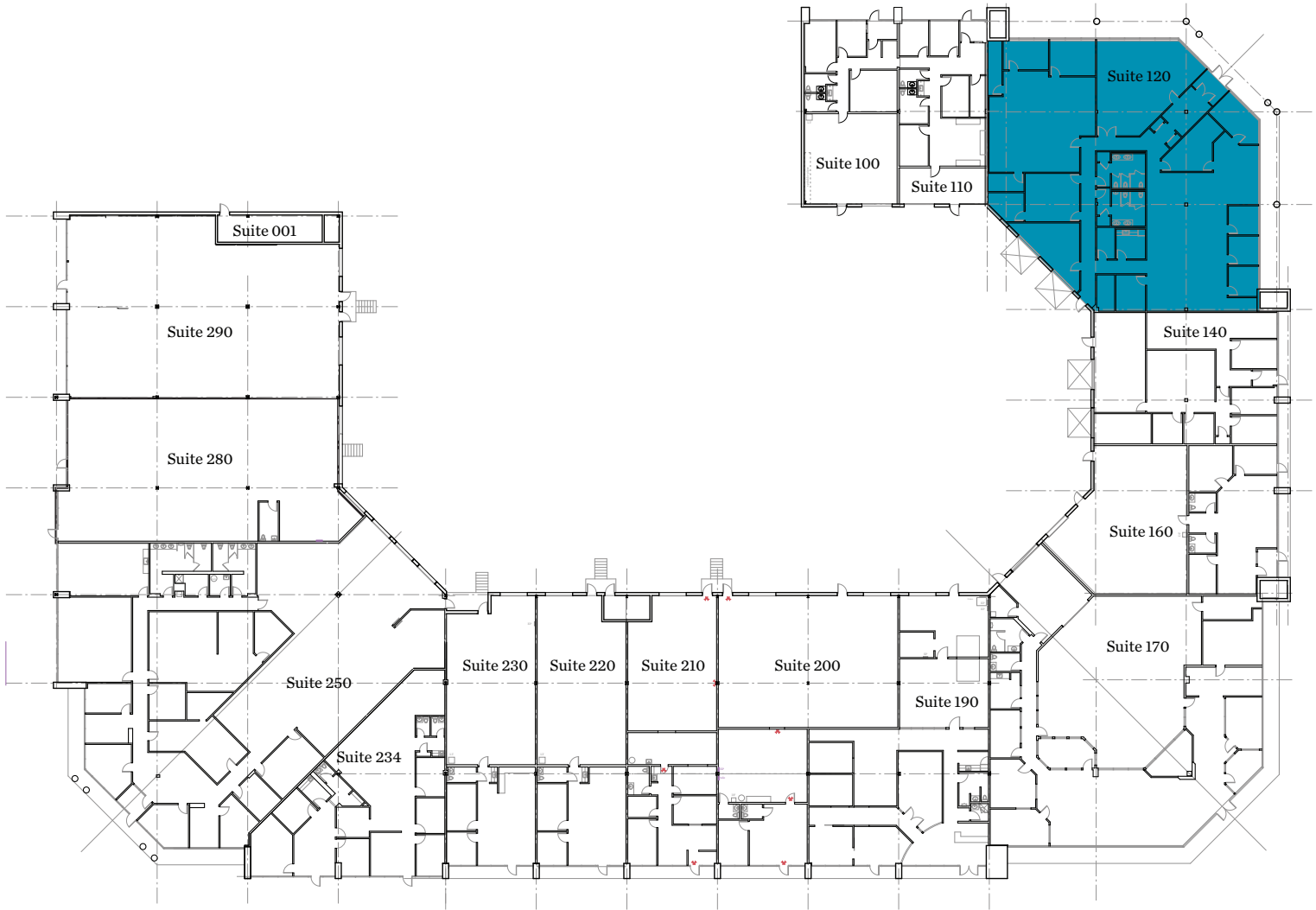
BUILDING SPECIFICATIONS

Building Size:	63,600 SF
Available Area:	Suite 120 7,145 SF 7,145 SF Office 2 Drive-ins
Zoning:	I-1, Light Industrial
Jurisdiction:	Unincorporated Boone County
Year Built:	1995
Construction:	Tilt-up Concrete
Clear Height:	20'
Column Spacing:	42' x 40' 42' x 120' bays (5,040 SF)
Roof:	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:	
Electric:	Owen Electric Cooperative www.owenelectric.com (859.283.5800)
Gas:	Duke Energy www.duke-energy.com (800.544.6900)
Water:	Boone County Water & Sewer www.boonewater.com (859.586.6155)
Sewer:	Sanitation District No. 1 www.sd1.org (859.578.7450)
Telephone/Data:	Cincinnati Bell www.cincinnati-bell.com (513.566.5050)
Data:	Spectrum Cable www.spectrum.com (866.481.7927)
LEASE RATE:	\$7.25/psf NNN
OP EXP:	\$1.85/psf

SITE PLAN



AERIAL

