

2926 Atlas Drive
Erlanger, KY 41018

Colliers

For Sublease

48,540 SF on 8.4 +/- Acres



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PROPERTY HIGHLIGHTS

Total Property	48,540 SF
Acreage	8.4 +/-
Parking	60 +/- Auto spaces
Highway Access	I-275 Visibility
Notes	Outdoor storage - yard is mostly graveled; some concrete

MAIN BUILDING

Total SF	32,040 SF +/-
Office SF	3,500 SF +/-
Clear Height	14' - 17.5'
Loading	5 drive-in doors (Three 20' W x 12' H) Drive thru capability
HVAC	Gas fired heat
Construction	Pre-engineered metal buildings
Power	<ul style="list-style-type: none">Single phase service in the office3-Phase amp shop
Notes	<ul style="list-style-type: none">4 Restrooms, 2 Office 2 ShopAll Utilities

MAIN BUILDING



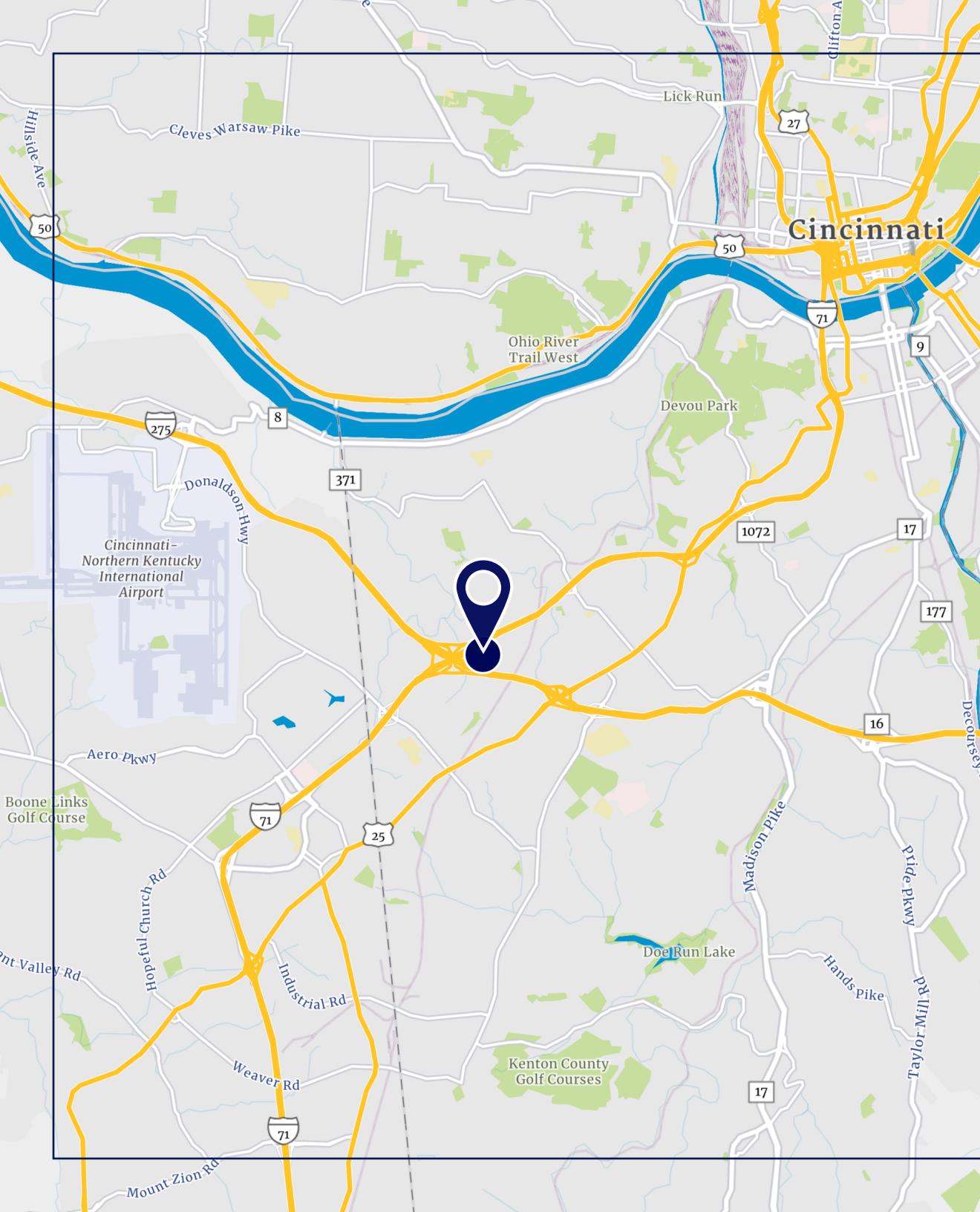
BUILDING TWO



BUILDING TWO

Total SF	16,500 SF
Office SF	1 Office
Loading	4 Drive-in doors total
HVAC	Partially heated (Infrared Heat)
Sprinkler	None
Power	800 amp / single phase
Notes	1 Restroom

Sublease Term: 9/30/2029
Sublease Rate: \$6.20/SF NNN





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