



3600 BLK TURFWAY RD & 1600 DONALDSON HWY ERLANGER, KY 41018

AVAILABLE FOR SALE

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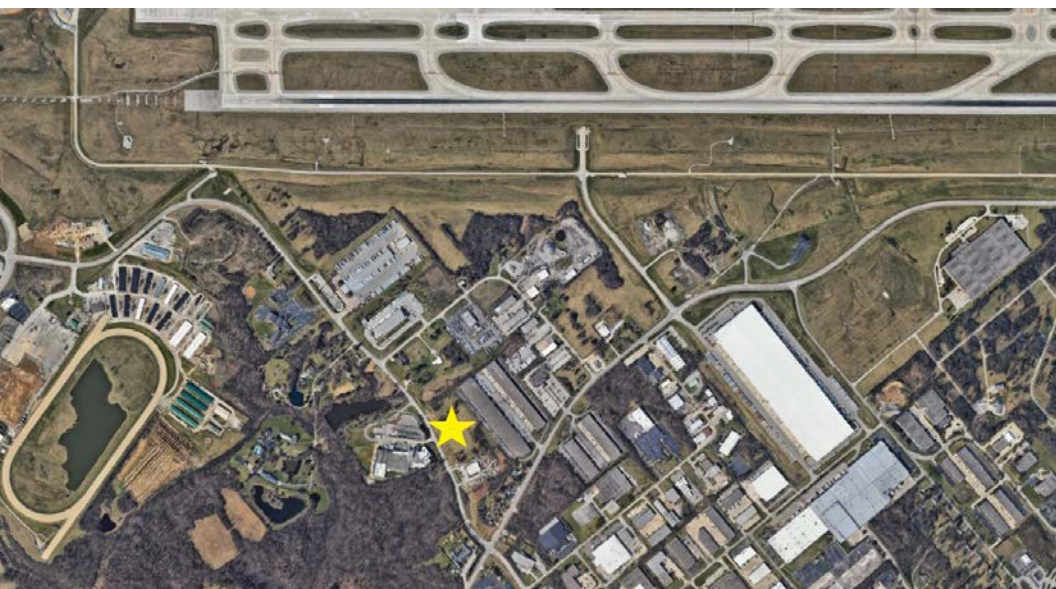
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PROPERTY HIGHLIGHTS



6.486 Acres

- Sale Price: \$1,945,000 (\$300,000/Acre)
- Located in Erlanger, KY at Donaldson/Turfway intersection with immediate access to CVG International Airport and I-75/I-71
- Boone County Parcel ID's: 060.00-00-027.06 & 060.00-00-027.20
- Zoning: I-1, PD HDO

SITUS ADDRESSES	1600 DONALDSON HWY ERLANGER, KY 41018
OWNERS	PACE PROPERTIES LLC
LEGAL DESCRIPTION	0.527 AC ON KY 536 (60-27D)
PARCEL ID	060.00-00-027.06
UNITS SUBJECT TO 911 FEE ?	0
ASSESSED VALUE	\$48,000
HOMESTEAD / DISABILITY EXEMPTION	None
ACRES	0.0000
DEED BOOK/PAGE	1167 /693
TAX DISTRICT	500010
CITY LIMITS	Out of City
SALE DATE	04/19/2021
SALE PRICE	\$48,000

SITUS ADDRESSES	3600 BLK TURFWAY RD ERLANGER, KY 41018
OWNERS	PACE PROPERTIES LLC
LEGAL DESCRIPTION	5.959 AC TURFWAY RD
PARCEL ID	060.00-00-027.20
UNITS SUBJECT TO 911 FEE ?	0
ASSESSED VALUE	\$676,500
HOMESTEAD / DISABILITY EXEMPTION	None
ACRES	5.9590
DEED BOOK/PAGE	1137 /782
TAX DISTRICT	500010
CITY LIMITS	Out of City
SALE DATE	12/12/2019
SALE PRICE	\$676,500

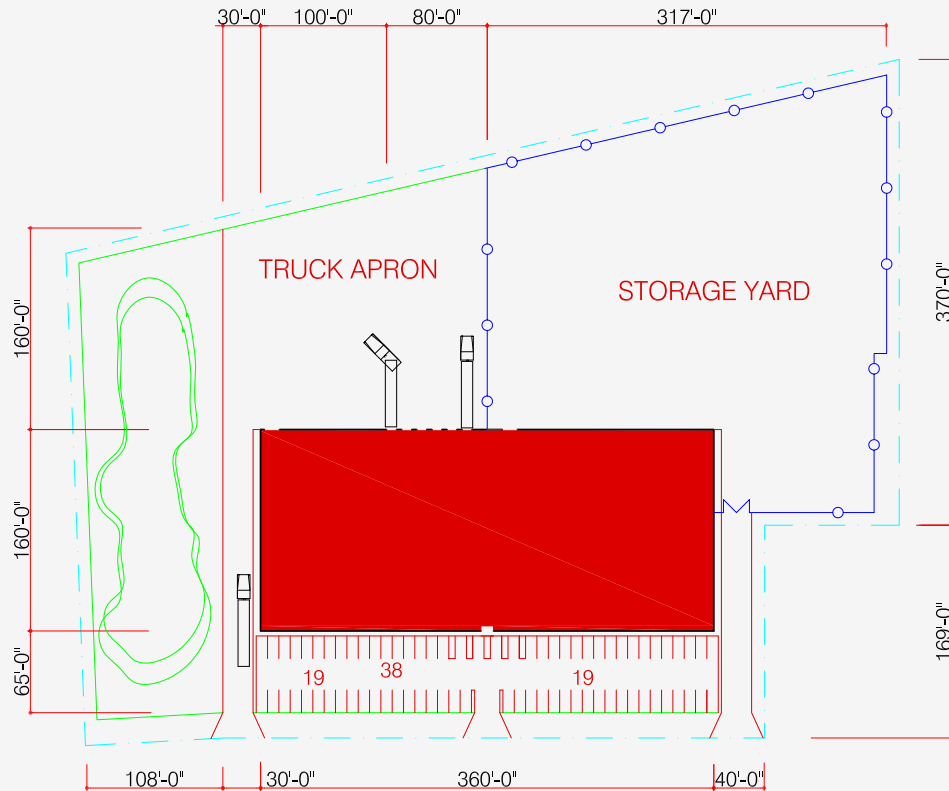
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TEST FIT SITE PLAN



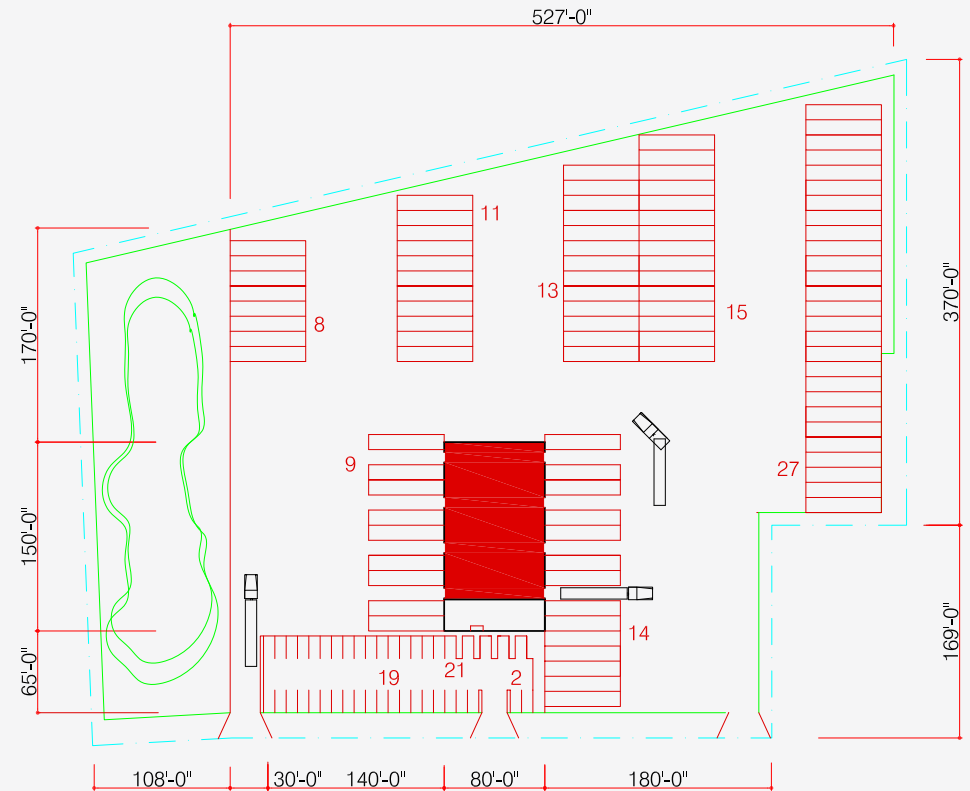
- A** 57,600 SF BUILDING (160 X 360)
6- 8X10 DOCK DOORS
2- 12X14 DRIVE IN DOORS
76 AUTO PARKING SPACES
76 AUTO PARKING SPACES
85,000 SF OUTSIDE STORAGE YARD

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15 40 100 200



DRAWING ISSUED FOR MARKETING
PURPOSES ONLY. ALL CALCULATIONS ARE
APPROXIMATE.



- B** 12,000 SF CROSS DOCK WAREHOUSE (80 X 150)
4- 8X10 DOCK DOORS EACH SIDE
2,000 SF FRONT OFFICE (25 X 80)
42 AUTO PARKING SPACES
97- 12 X 60 SEMI-TRAILER STALLS

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PROPOSED SITE PLAN

080-00-00-027-14
Tappan Properties LTD Partnership
D.B. 904, Pg. 60

NORTH BUFFER YARD "A" 626 LF
REQUIRED PLANT MATERIALS
16 LARGE/MED./EVERGREEN TREES PLANT LIST "A/B/D" (16 proposed)
AND
27 SMALL TREES PLANT LIST "C" (8 proposed)
AND
79 SHRUBS PLANT LIST "C" (79 proposed)

EAST BUFFER YARD "A" 250 LF
REQUIRED PLANT MATERIALS
6 LARGE/MED./EVERGREEN TREES PLANT LIST "A/B/D" (6 proposed)
AND
13 SMALL TREES PLANT LIST "C" (8 proposed)
AND
38 SHRUBS PLANT LIST "C" (38 proposed)

EAST BUFFER YARD "B" 126 LF
REQUIRED PLANT MATERIALS
7 EVERGREEN TREES PLANT LIST "C" (7 proposed)
AND
8 MED/LARGE EVERGREEN TREES PLANT LIST "A/B/D" (8 proposed)
AND
19 SHRUBS PLANT LIST "C" (19 proposed)

WEST BUFFER YARD "C" 795 LF
REQUIRED PLANT MATERIALS
12 LARGE/MED./EVERGREEN TREES PLANT LIST "A/B/D" (12 proposed)
AND
20 SMALL TREES PLANT LIST "C" (8 proposed)
AND
60 SHRUBS PLANT LIST "C" (60 proposed)

TURFWAY RD STREET FRONTAGE BUFFER YARD "A" 450 LF
REQUIRED PLANT MATERIALS
14 LARGE/MED./EVERGREEN TREES PLANT LIST "A/B/D" (14 proposed)
AND
21 SMALL TREES PLANT LIST "C" (8 proposed)
AND
68 SHRUBS PLANT LIST "C" (68 proposed)

GENERAL NOTES:
1. OWNER #1: JOYCE ALBERT AND DONALD S BONAR
3550 TURFWAY RD
ERLANGER, KY 41018

OWNER #2: KENTON COUNTY AIRPORT BOARD
P.O. BOX 752000
CINCINNATI OH 45275

DEVELOPER: PACE AIR FREIGHT, INC.
3345 EAST MAIN STREET,
PLAINFIELD, INDIANA 46168

2. TOTAL AREA = 6.486 ACRES
INTENSITY - 6,200 SF/AC
3. CURRENT ZONING - I-1PG/HDDO
MIN. LOT AREA- 20,000 FT²
MIN. LOT FRONTALITY- 150FT
MIN. FRONT SETBACK- 30FT
MIN. REAR SETBACK- 30FT
MIN. SIDE SETBACK- 10FT
MAX. BUILDING HEIGHT- 50FT
MAX. INTENSITY - 26,000 SQ. FT.
4. 2035 FUTURE LAND USE - BUSINESS PARK
5. ARCHITECTURE AND LANDSCAPE WILL FOLLOW THE HOUSTONDONALDSON STUDY
6. THE SITE WILL MEET THE MINIMUM 22% GREEN SPACE REQUIREMENT PER THE HOUSTONDONALDSON STUDY (CURRENTLY SHOWING APPROXIMATELY)
7. EXISTING SOIL TYPES = J403, R4b, R5c
8. WATER - BCWD
9. SANITARY SEWER - SD1
10. STORM SEWER - PRIVATE
11. GAS - DUKE
12. ELECTRIC - DUKE
13. TELEPHONE - CINCINNATI BELL
14. CABLE - SPECTRUM

LEGEND:
[Light Gray Box] = LIGHT DUTY PAVEMENT
[Dark Gray Box] = HEAVY DUTY PAVEMENT
[White Box] = CONCRETE PAVEMENT

SITE

FLORENCE

OAKBROOK

WOLFE & WOLF



CONCEPT PLAN
SPACE AIR FREIGHT
BOONE COUNTY, KENTUCKY
CONCEPT PLAN

Project No:	Checked:
100218004	MLB
Date:	Ref:
11/15/19	hnd, add
Sheet:	
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TOPOGRAPHY MAP



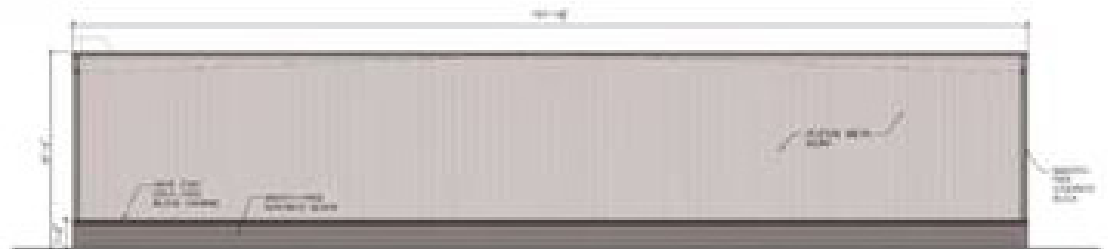
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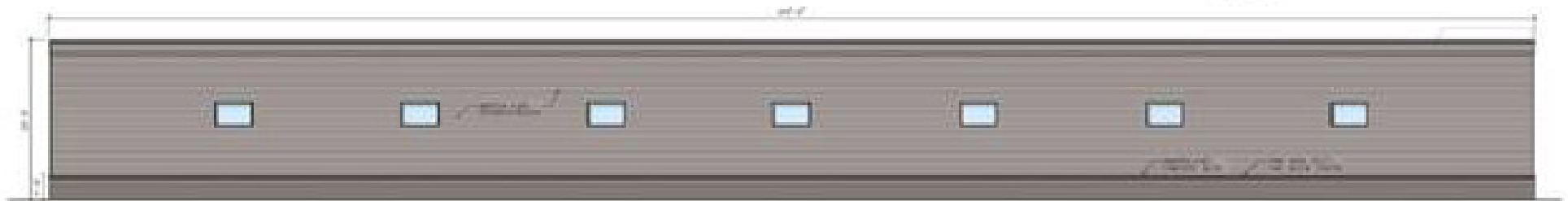
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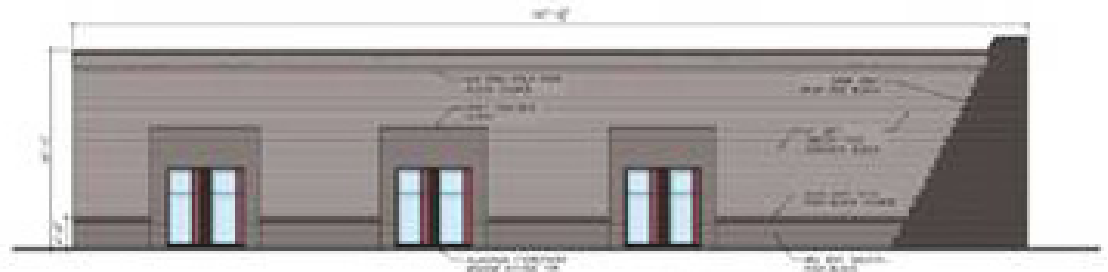
SAMPLE ELEVATIONS



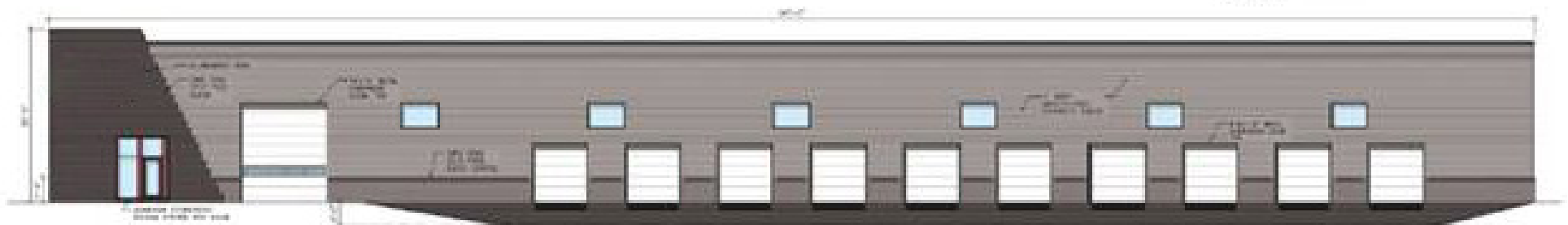
NORTH ELEVATION
01.12.20



EAST ELEVATION
01.12.20



SOUTH ELEVATION
01.12.20



WEST ELEVATION
01.12.20

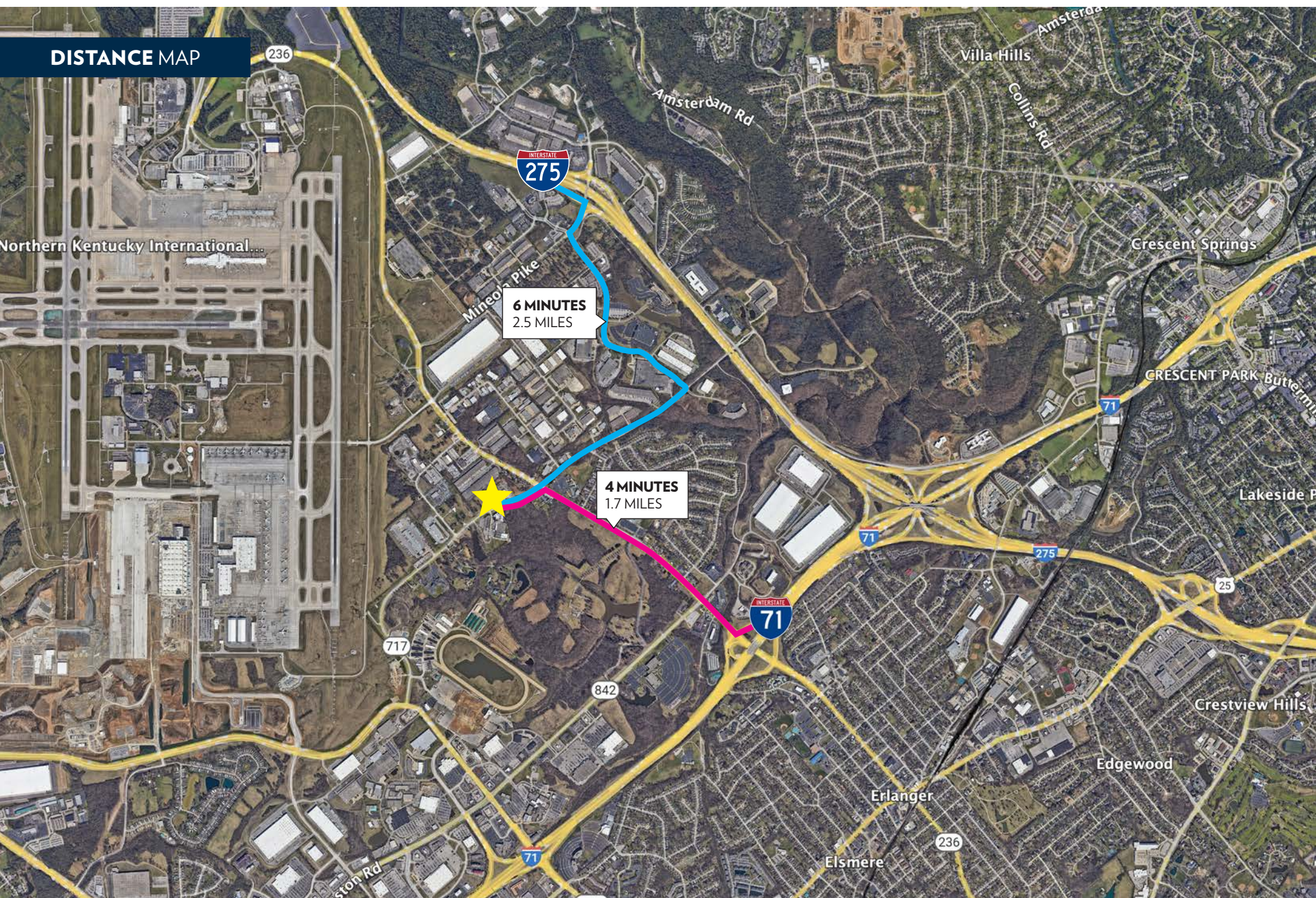
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DISTANCE MAP



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REGIONAL MAP

