

**Dalfen**  
INDUSTRIAL

**SqFt**  
COMMERCIAL



# 3300 TURFWAY RD. SUITE A

ERLANGER, KY 41018

AVAILABLE FOR LEASE

**Rod MacEachen**  
(513) 675-5764  
Rod@SqFtCommercial.com

**Roddy MacEachen, SIOR**  
(513) 739-3985  
Roddy@SqFtCommercial.com

**Jared Wagoner, SIOR**  
(812) 890-1768  
Jared@SqFtCommercial.com

**Amy Castaneda**  
(503) 310-9768  
Amy@SqFtCommercial.com

**Sarah Kern**  
(513) 426-4864  
Sarah@SqFtCommercial.com

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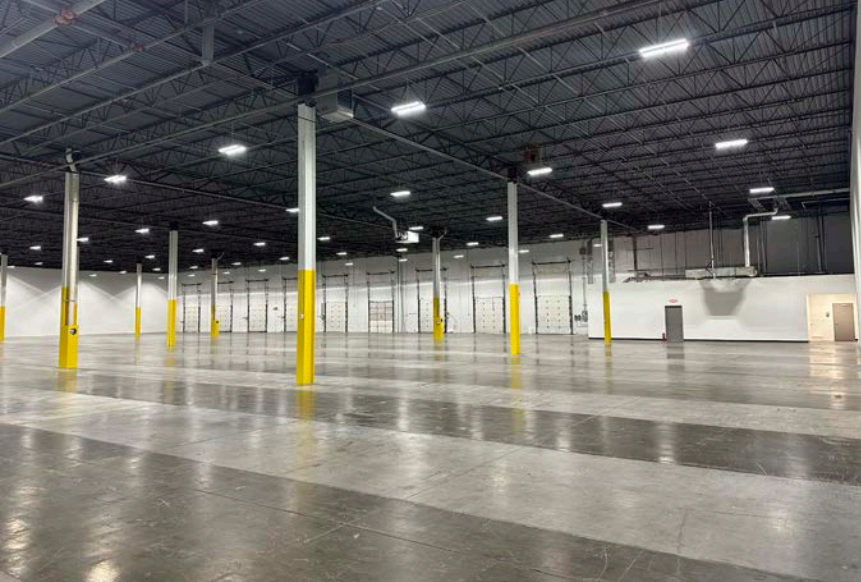
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## PROPERTY HIGHLIGHTS

 **27,452 SqFt**

- Located in unincorporated Boone County with immediate access to I-275/I-75
- Minutes to CVG International Airport, Amazon Prime Air Hub, and DHL
- I-1 Light Industrial, Boone County Zoning
- Newly renovated spaces
- Suite A: 27,452 SqFt with 500 SqFt office, 5 docks, 1 drive-in (12'x14'): Available 3/1/2026
- Lease Rate: \$7.95/SqFt NNN + \$2.13 OpEx/CAM



[CLICK HERE FOR AERIAL VIDEO](#)



[CLICK HERE FOR THE 360° TOUR](#)

## PROPERTY DETAILS

Year Built:	1989
Type Construction:	Tilt-up concrete, fully insulated
Lighting:	LED's throughout
Column Spacing:	40'x40'; 40'x160 bays (6,400 SqFt)
Sprinkler:	Wet system
Electrical Service:	480/277 volt, 3-phase
Heat:	Natural gas-fired unit heaters
Roof:	Rubber membrane

## Suite A

Total SqFt:	27,452
Warehouse SqFt:	26,952
Office SqFt:	500
Clear Height:	24'
Dock door:	Five (5) - 10'x10' with docks seals, 4 with mechanical pit levelers
Drive-in door:	One (1)
Truck court:	120'
Parking Lot:	25 spaces
Restrooms:	One (1) set

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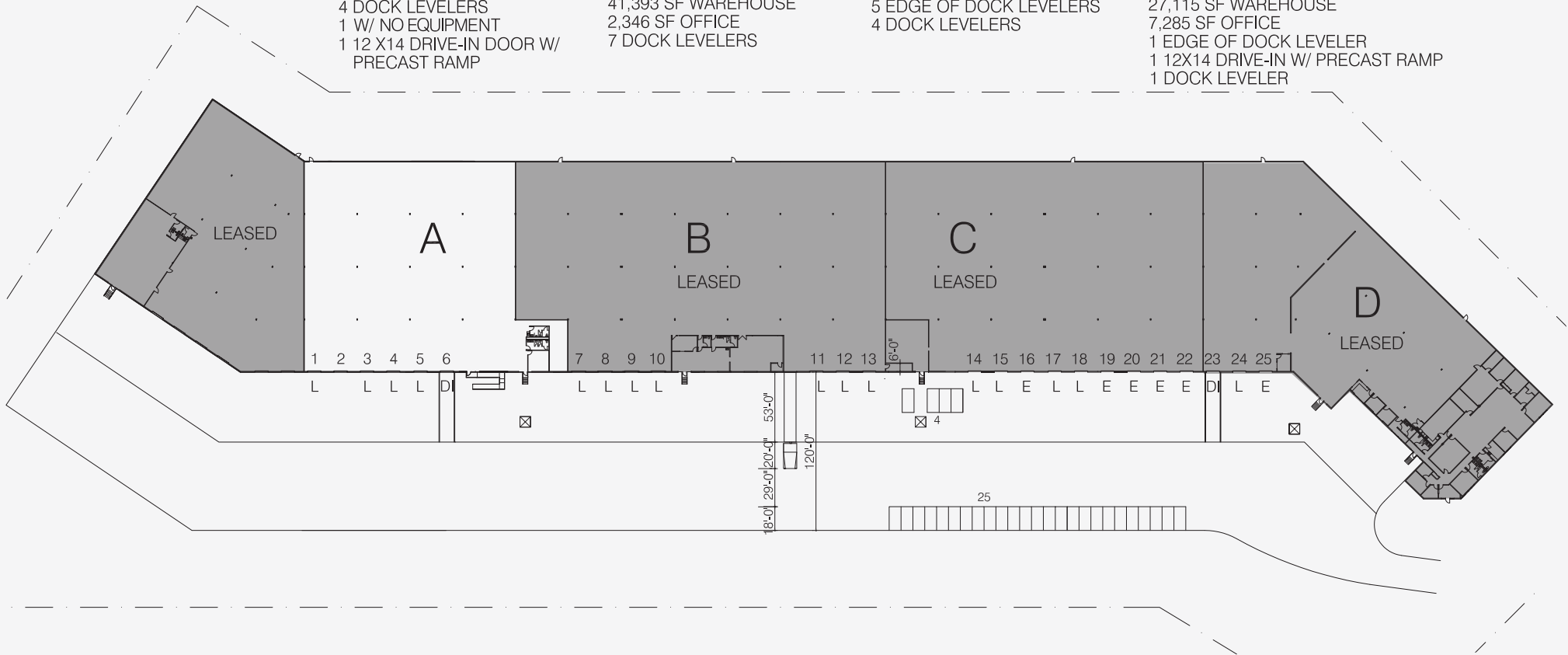
## FLOOR PLAN

SUITE A 27,452 SF  
 26,952 SF WAREHOUSE  
 500 SF OFFICE  
 4 DOCK LEVELERS  
 1 W/ NO EQUIPMENT  
 1 12 X14 DRIVE-IN DOOR W/  
 PRECAST RAMP

SUITE B 43,739 SF  
 41,393 SF WAREHOUSE  
 2,346 SF OFFICE  
 7 DOCK LEVELERS

SUITE C 38,619 SF  
 37,619 SF WAREHOUSE  
 1,000 SF OFFICE  
 5 EDGE OF DOCK LEVELERS  
 4 DOCK LEVELERS

SUITE D 34,400 SF  
 27,115 SF WAREHOUSE  
 7,285 SF OFFICE  
 1 EDGE OF DOCK LEVELER  
 1 12X14 DRIVE-IN W/ PRECAST RAMP  
 1 DOCK LEVELER



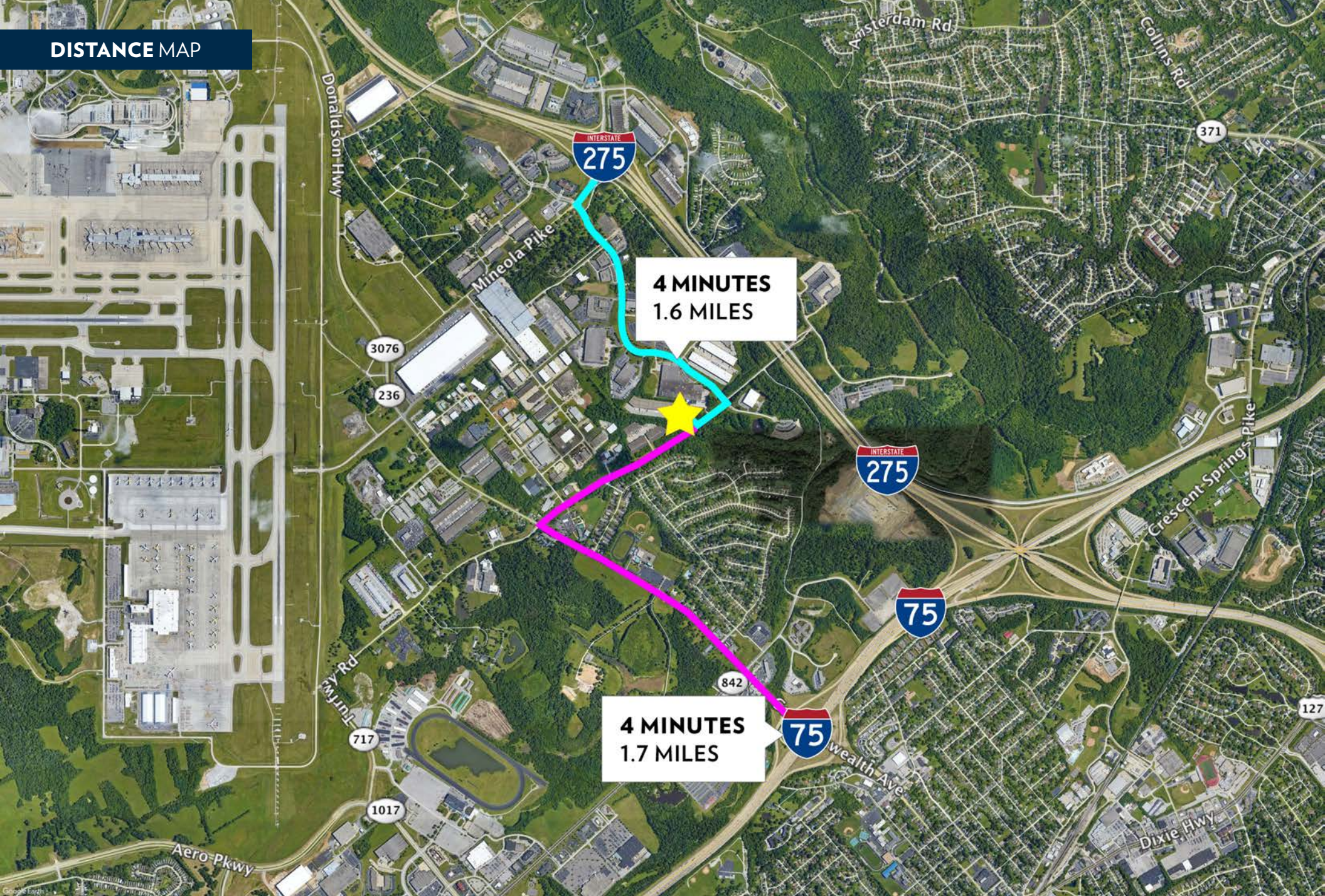
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## DISTANCE MAP



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PARCEL OUTLINE



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## NKY AIRPORT SUBMARKET AREA MAP



amazonPrime

**CVG**  
CVG - Cincinnati/  
Northern Kentucky  
International Airport

DB SCHENKER

wayfair

BOSCH  
Invented for Life

3300 TURFWAY RD -  
SUBJECT PROPERTY

wayfair

amazon

FUTURE HOME OF



ESOL  
EVE

netrush  
iGPS

iHerb

WestRock  
&  
Total Display  
Solutions

MCLANE

UMA  
ENTERPRISES

UPS

amazon

DHL

SANDVIK

Vista

amazon

wayfair

amazon

syncreon

ISERVE

FundChoice

amazon

amazon

syncreon

ZUMBAHL  
PACKAGING

VINT

TOYOTA

Bonfiglioli

Veritiv

fives

KLOSTERMAN

Verst

GES

PEPS

Close the Loop

237

338

3168

N Bend Rd

Lima Rd

Verst

LEVI STRAUSS & CO

color

Verst

Close the Loop

275

KONIG

MTPS

UPS

FESLIE'S

Ryder

POMEROY

teespring

NucAm

GIA GLOBAL

amazonPrime

**CVG**  
CVG - Cincinnati/  
Northern Kentucky  
International Airport

GROUPON

CEVA

BECKMAN  
COULTER

FedEx  
Express

SunChemical  
a member of the DCC group

standardtextile

42

18

1017

842

75

717

DB SCHENKER

wayfair

BOSCH  
Invented for Life

3300 TURFWAY RD -  
SUBJECT PROPERTY

wayfair

amazon

FUTURE HOME OF



371

50

236

212

Waldson Hwy

Pleasant Valley Rd

Hopeful Church Rd

Houston

Dixie Hwy

Delhi Av

Foley Rd

Pyron Rd