



Donaldson Road Center I

1360 DONALDSON HIGHWAY
ERLANGER, KY

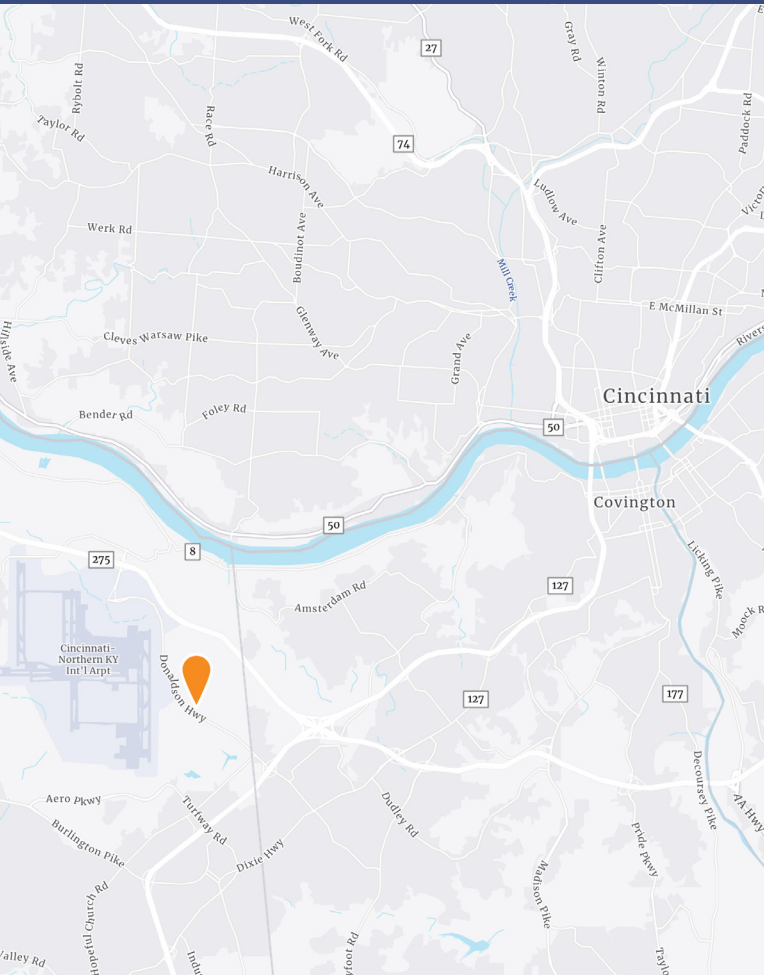
FOR LEASE

LOCATION HIGHLIGHTS:

- I-71/I-75: Direct Access off of Donaldson Highway
- I-275: Direct Access off of Mineola Pike

14,840 SF

55,200 SF MULTI-TENANT BUILDING



SPACE FEATURES



14,840 SF - Two Bays

- Bay G: 4,760 SF
 - Bay JK: 10,080 SF
- Available 9/1/2024

UNIT FEATURES



- Construction Year: 2000
- Clear Height: 20'
- Column Spacing: 42' x 42'
- Bay Dimensions: 42' x 120'
- 2 Docks
- Drive-In Doors: 2
- Truck Court Depth: 180' Shared
- OPEX: \$2.35/SF

CONSTRUCTION

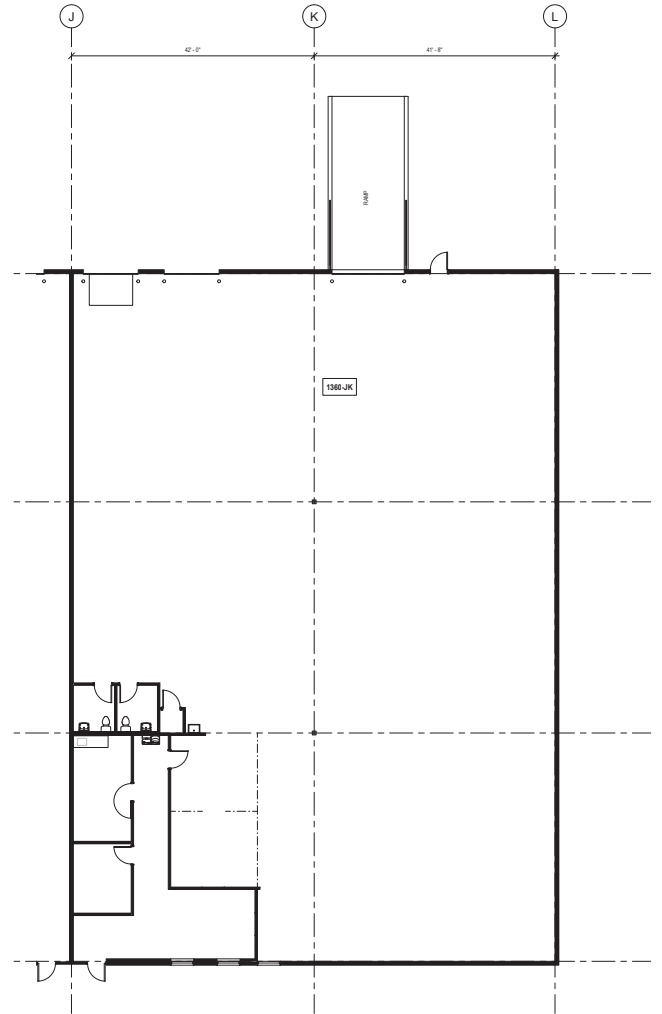
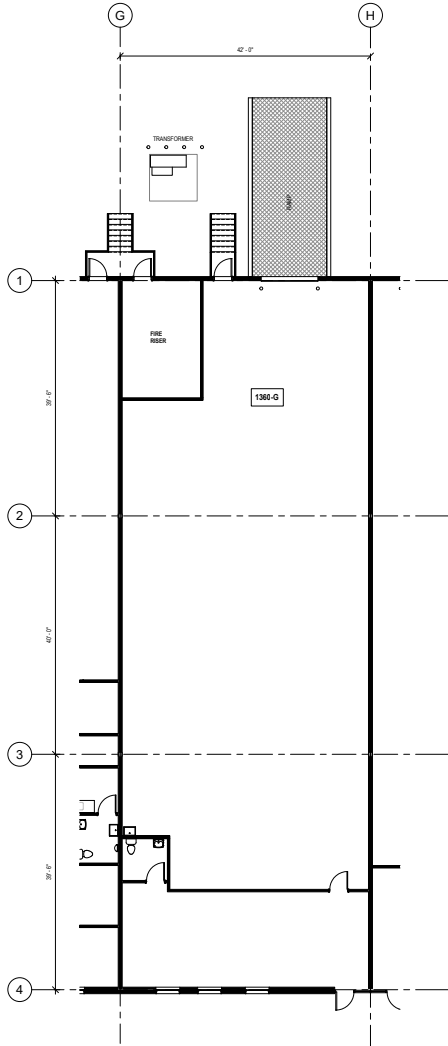


- Construction Type: Tilt-Wall
- Roof Type: Ballasted EPDM (2023)
- Fire Protection: Wet
- Interior Lighting: Fluorescent Strip & LED



1360, BAY G:
4,760 SF
665 SF Office
1 Drive-in

1360, BAY JK:
10,080 SF
2 Docks
1 Drive-in



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