



**FOR SALE**

## 516 Enterprise Drive, Erlanger | KY 41017

Owner user or investor opportunity!

9,600 SF of General Industrial space for sale in Erlanger, KY. Previously used as a two-tenant building with separate entrances and split utilities.

Accelerating success.

## Building Features



1 mile to I-75  
& I-75



3 Drive-ins



25 +/- auto  
spaces



3-phase,  
120/240v,  
640 amps

## CONTACT US

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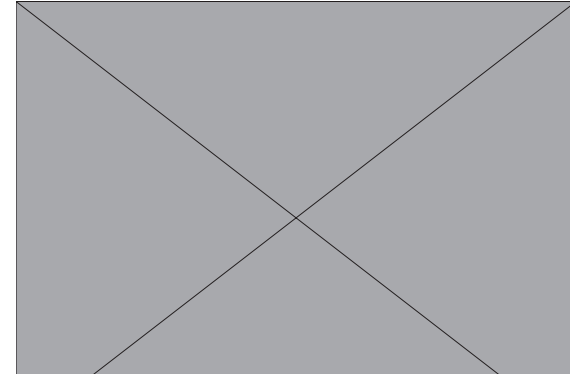
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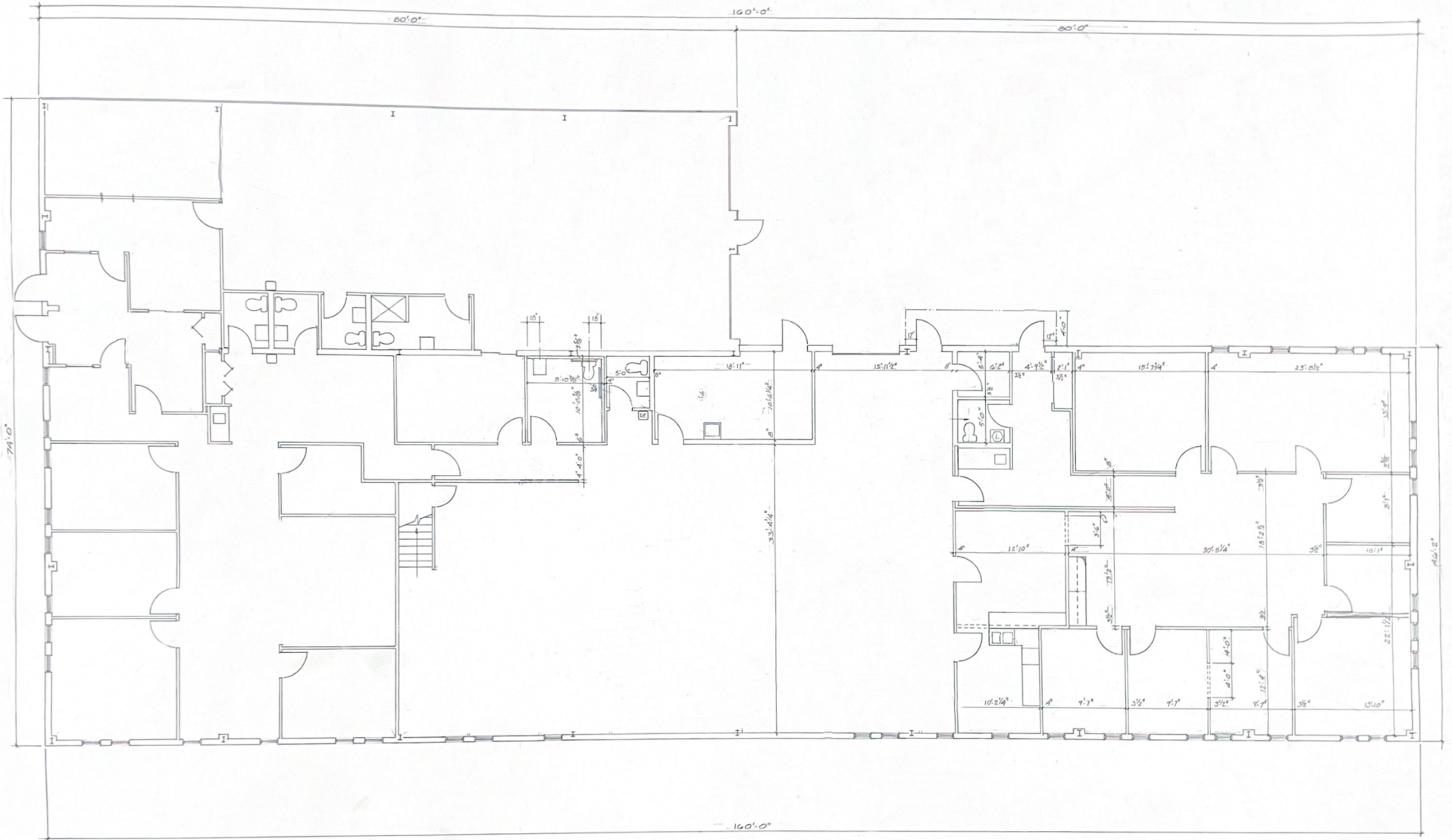
# Property Profile

|                            |  |
|----------------------------|--|
| <b>Building Area</b>       | 9,600 SF   |
| <b>Office Area</b>         | 5,415 SF   |
| <b>Warehouse Area</b>      | 4,185 SF   |
| <b>Acres</b>               | 0.98 AC  |
| <b>Zoning</b>              | GI (General Industrial)  |
| <b>Year Built</b>          | 1977   |
| <b>Drive-ins</b>           | Three: (1) 8'x8', (2) 10'x16'  |
| <b>Clear Height</b>        | 9'-25' (9'-18' in the main warehouse and 16'-25' in the expansion)   |
| <b>Parcel Number</b>       | 014-30-00-263.00   |
| <b>Parking</b>             | 25 +/- auto spots  |
| <b>Roof</b>                | Metal  |
| <b>Power</b>               | 3-phase, 120/240v, 640 amps  |
| <b>Additional Features</b> | <ul style="list-style-type: none"><li>• Floor drains</li><li>• 2,400 SF of mezzanine storage space</li></ul> |

**Sale Price** **\$1,100,000**



# Floor Plan





# Location

- 1 mile to I-75/I-71
- 8 miles to Cincinnati/Northern Kentucky Airport

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