

Dalfen
INDUSTRIAL

SqFt
COMMERCIAL

3300 TURFWAY RD. SUITES A & C

ERLANGER, KY 41018

AVAILABLE FOR LEASE

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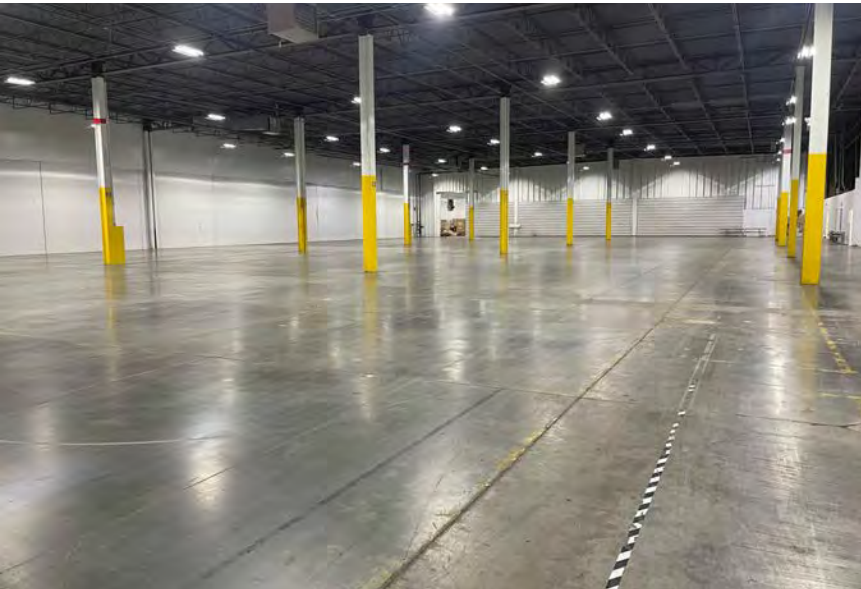
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PROPERTY HIGHLIGHTS

 **27,452 – 38,619 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
- Suite C: 38,619 SqFt with 1,000 SqFt office, 9 docks. Available: 1/1/2026
- 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

Suite C	
Total SqFt:	38,619
Warehouse SqFt:	37,619
Office SqFt:	1,000
Clear Height:	24'
Dock door:	Nine (9) - 10'x10' with docks seals, 4 with mechanical pit levelers, and 5 with edge of dock levelers.
Drive-in door:	To suit
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

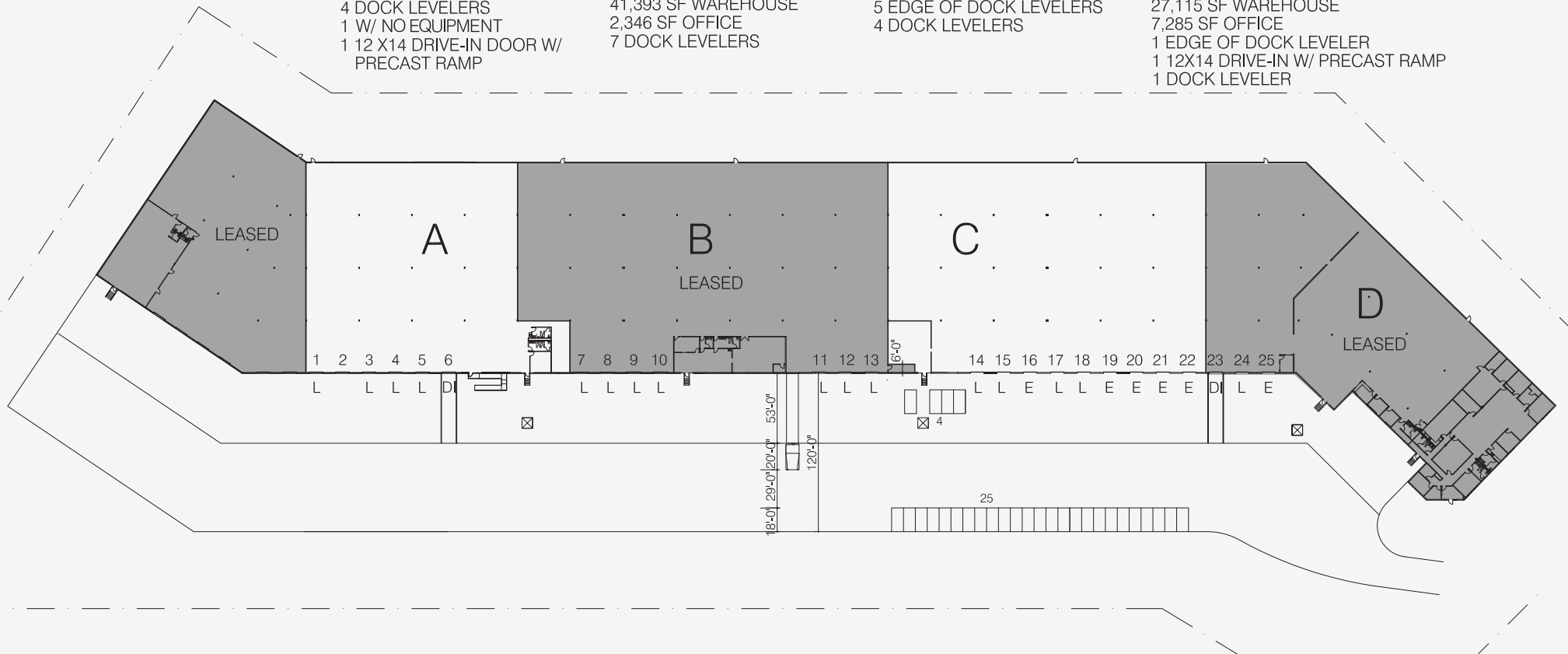
41,393 SF WAREHOUSE
2,346 SF OFFICE
7 DOCK LEVELERS

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



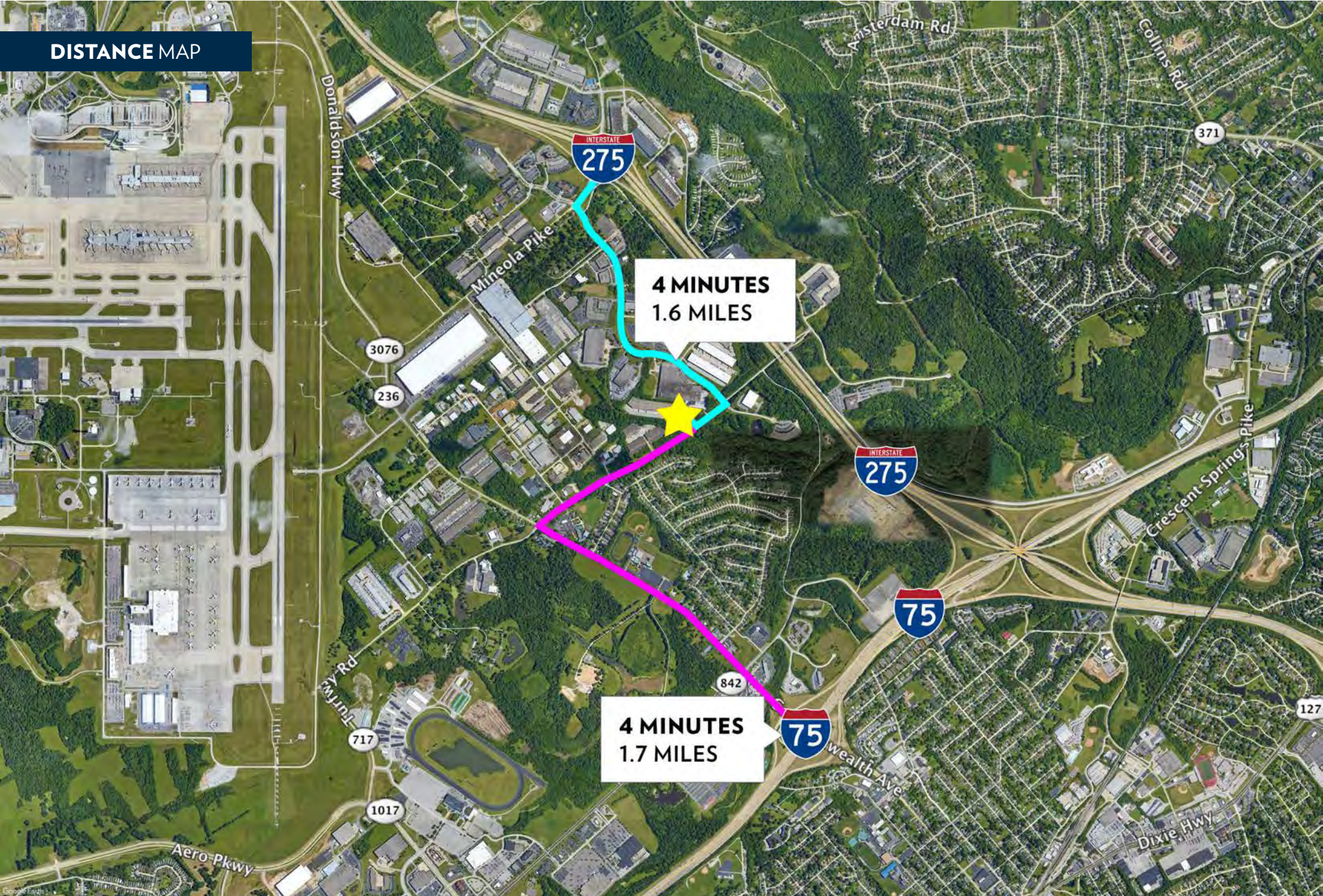
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DISTANCE MAP



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PARCEL OUTLINE



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NKY AIRPORT SUBMARKET AREA MAP

