

1499 JAMIKE AVENUE, ERLANGER, KY 41018

AVAILABLE FOR LEASE



PROPERTY HIGHLIGHTS



80,625 Total SqFt

- Located in Erlanger within minutes to I-275 Mineola Pike / I-75
- Property is adjacent to Greater Cincinnati/ Northern Kentucky International Airport (CVG)
- New TPO roof installed 2015
- Fenced/secure outdoor storage area
- \$6.50/SqFt NNN + \$0.66/SqFt OpEx/CAM

Total SqFt:	80,625
Warehouse SqFt:	73,400
Office SqFt:	7,225
Acreage:	4.821
Clear Height:	21'-24'
Year Built:	1981
Type Construction:	Pre-Engineered Metal and Fully Insulated
Lighting:	T-8 High Efficiency fluorescent
Column Spacing:	56'x30' and 42'x30' in center
Dock doors:	Eight (8); Six (6) 8'x9' and Two (2) 8'x9' with levelers/seals

Drive-in doors:	One (1) 12'x12'
Sprinkler:	Wet System
Electrical Service:	480V/400amps +
Heat:	Propane fired unit heaters
Roof:	TPO - Replaced in 2015 with 15 year warranty
Truck court:	Asphalt/Concrete: 100'
Parking Lot:	Asphalt: 53 spaces
Outdoor Storage Area:	65'x300'; fully fenced
Restrooms:	Three (3); 2 in office and 1 in warehouse

INFO@SQFTCOMMERCIAL.COM | (513) 843-1600 | SQFTCOMMERCIAL.COM

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AERIAL VIEW



PROPERTY PHOTO



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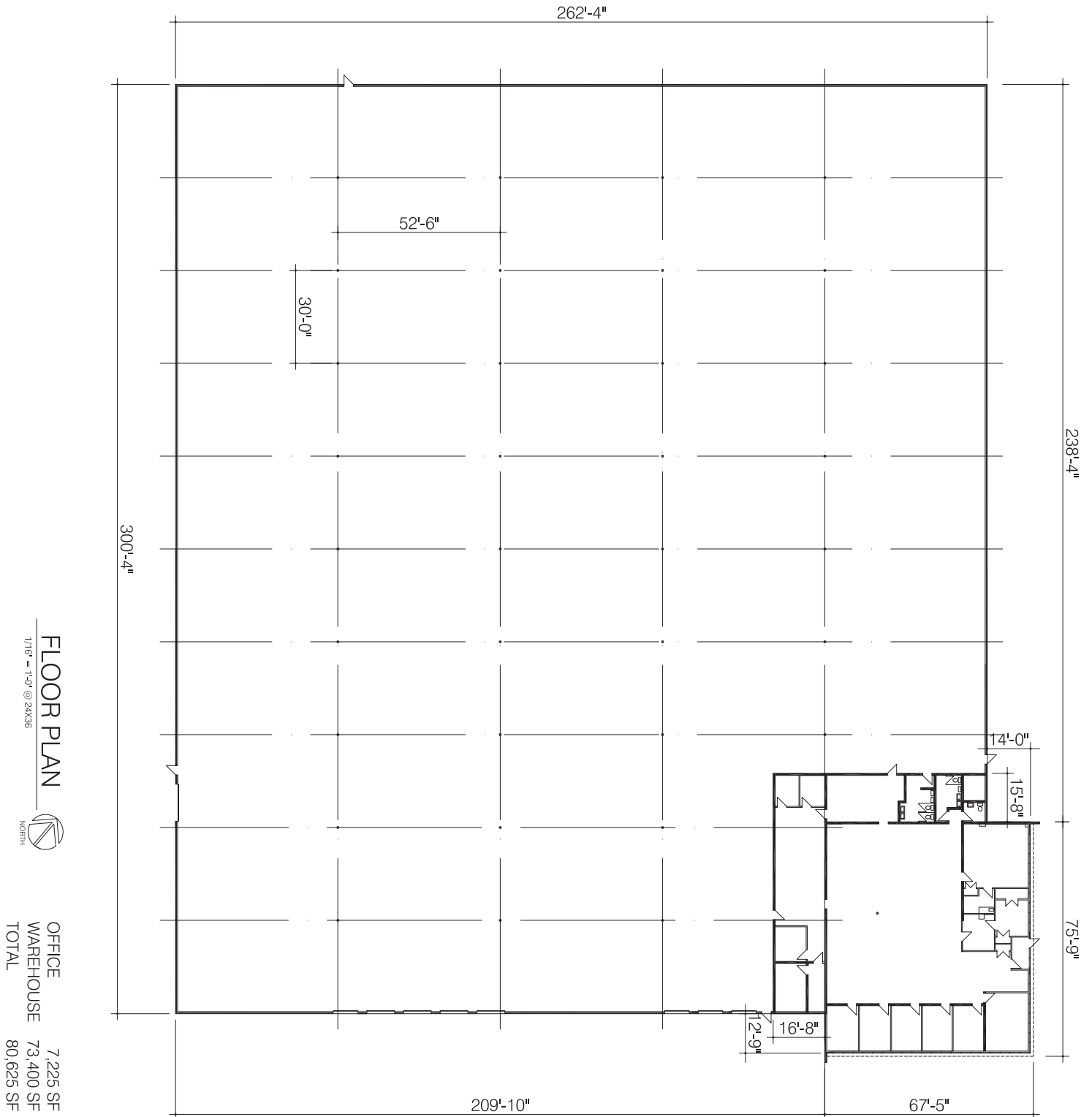
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FLOOR PLAN



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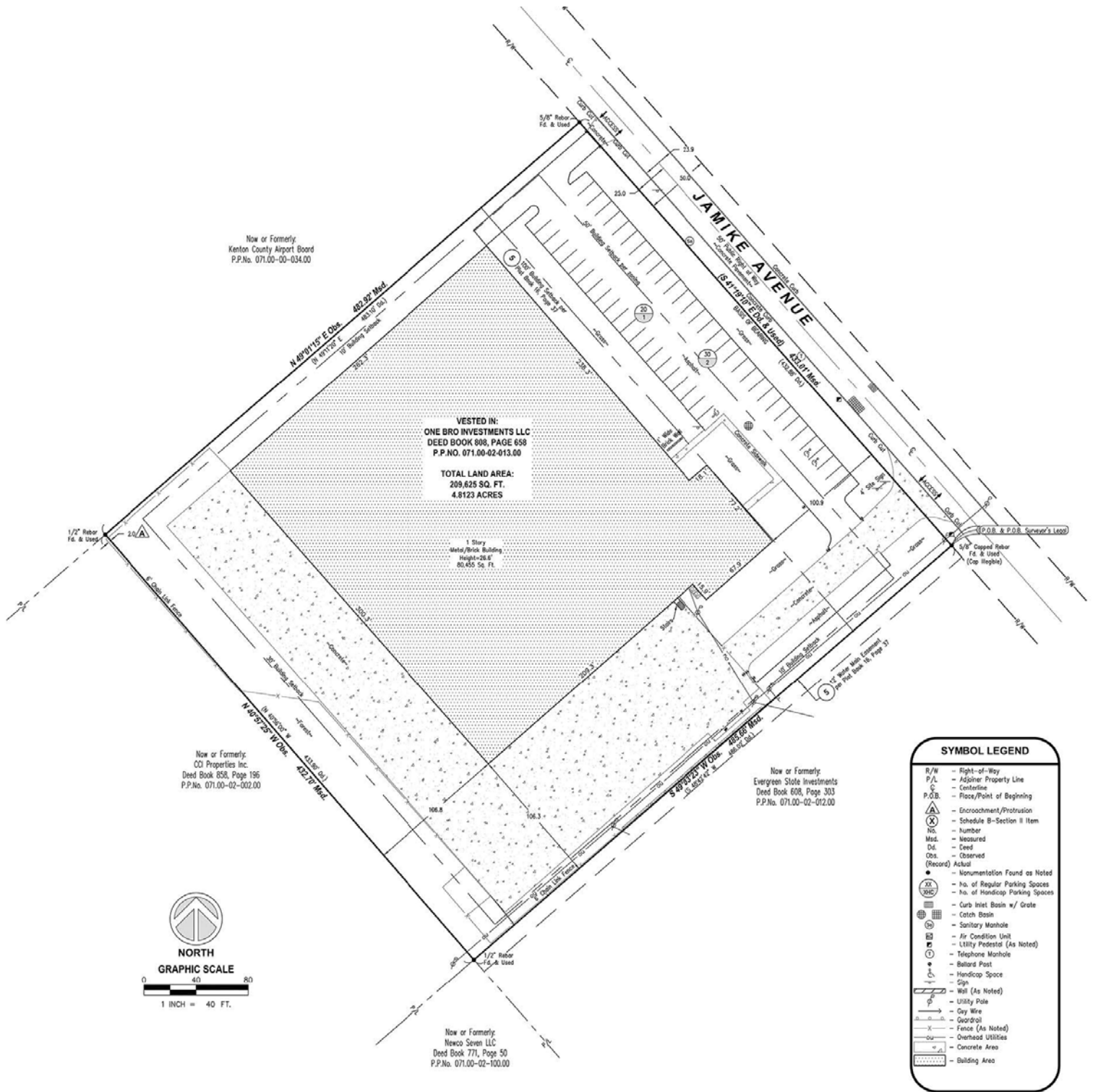
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SITE PLAN



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