

FOR LEASE
1675 Dolwick Drive
Erlanger, KY 41018

PROPERTY SUMMARY

Acreage: 7.1306
 Zoning: Industrial 1/CD

DESCRIPTION

Total Site: 7.1306 Acres, see first attachment
 3.5844 acres situated in Boone County
 3.5462 acres situated in Kenton County

Boone County Parcel
Under construction
 Containing 3.5844 acres
 Site to be gated, fenced and landscape screening fronting Dolwick

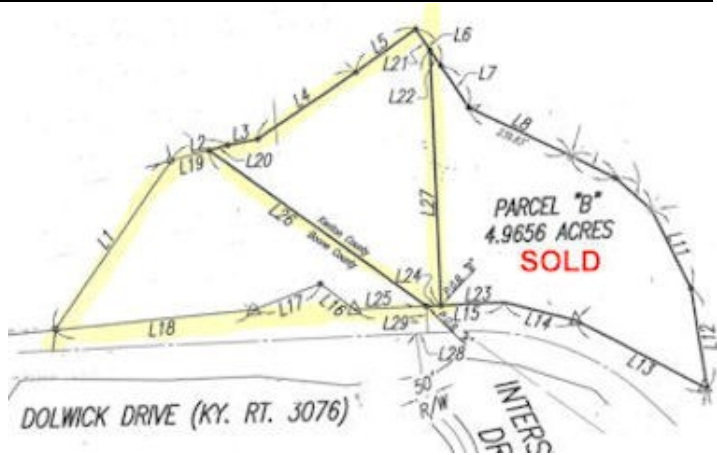
Building Size: 50'x120', approximately 6,000 sq. ft.
 - 3 overhead drive-in doors, 12'w x 14' h on the east elevation
 - 1,200 sq. ft. of mezzanine office space with 1,200 sq.ft. of mezzanine office below
 - 3 toilet rooms

Kenton County Parcel
 Containing 3.5462 acres
 See attached aerial photo.
 Existing paved concrete lot approximate 8" with rebar

Proposed Kenton County Building
 - 50' x 115' containing six (6) drive-in doors, 12'w x 14' h located on the east elevation
 - One (1) shop toilet and janitor closet
 - Contiguous to the paved lot is a flat unpaved yard area approximately 5,000 sq. ft. that can be fenced should an internal secured area be required.



SITE



F1RST
COMMERCIAL
REALTY INC.

Matt Franks
 73 Cavalier Blvd., Suite 325
 Florence, KY 41042
 Office: 859-371-9000
 Cell: 513-405-6288
 mattfranks@firstcommrealty.com
 www.firstcommrealty.com

PARCEL "A"
7.1306 ACRES TOTAL
(3.5462 ACRES KENTON COUNTY)
(3.5844 ACRES BOONE COUNTY)

P.I.D.N.
 001-00-00-019.00
 Sanitation District #1 Of
 Campbell & Kenton Counties
 D.B. 559, Pg. 555

NORTH RELATIVE TO MID-60s, KENTUCKY STATE
 PLANE COORDINATE SYSTEM - NORTH ZONE
 BASED ON IRS GPS OBSERVATIONS.



PARCEL "B"
4.9656 ACRES
SOLD

SUBJECT P.I.D.N.
 001-00-00-019.01
 KENTON COUNTY

SUBJECT P.I.D.N.
 070-00-00-039.06
 BOONE COUNTY

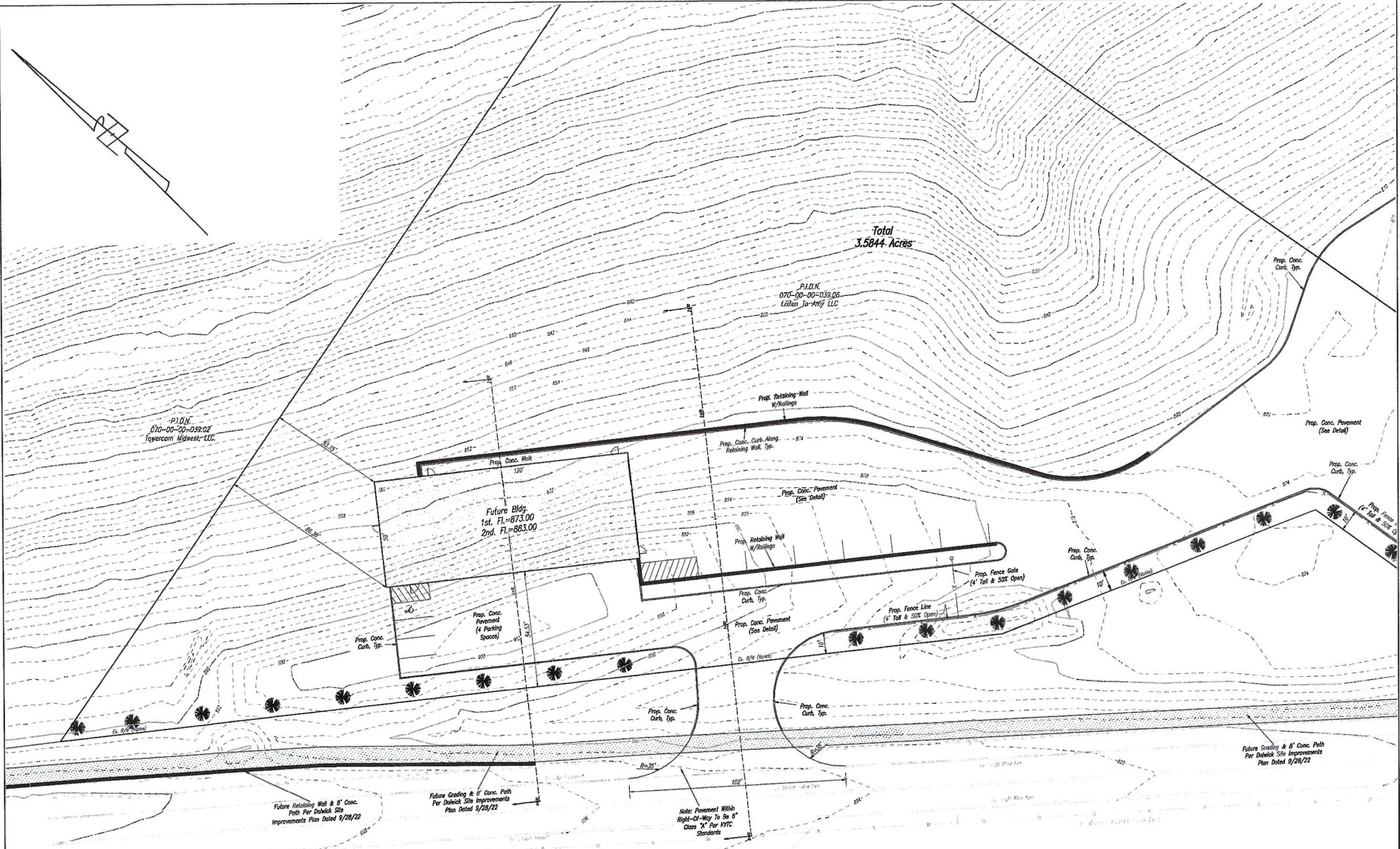
DOLWICK DRIVE (KY. RT. 3076)
 (R/W Varies)
GRAPHIC SCALE



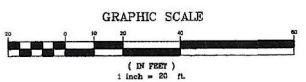
(IN FEET)
 1 inch = 200 ft.

STATE OF KENTUCKY
 COMMONS
 PUBLIC RECORDS
 9-27-23

| | | | |
|---------------|---|----------|---|
| Sheet No. | 10-0152 | 2 | 4 |
| Date | 8-9-23 | Drawn By | M.H. |
| Scale | 1"=200' | Client | BOONE COUNTY, GROUP 2014B CITY OF ERUNGER KENTON COUNTY, KENTUCKY |
| Project Title | IDENTIFICATION PLAT | | |
| Client | Abercrombie & Associates, Inc. Civil Engineering - Surveying 1111 East Campbell Street, 2nd Floor Cincinnati, Ohio 45202 513.232.2978 www.abercombie.com | | |
| Job No. | 10-0152 | | |



DOLWICK DRIVE (ST RT 1017)



LANDSCAPING
STREETScape BUFFER "A" REQUIREMENTS PER 100'
1. 3 EVERGREEN TREES, 6" TALL AT TIME OF PLANTING PER PLANT LIST "D" OF THE BOONE COUNTY ZONING REGULATIONS.
800' TOTAL EVERGREEN TREES REQUIRED=24
EVERGREEN TREES PROVIDED=24

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| MAJOR SITE PLAN | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Sheet: 1-26-24 | Date: B.P. | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Scale: 1" = 20' | Author: C.A. | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <tr> <td>PROJECT</td> <td>1400 DOLWICK DRIVE</td> </tr> <tr> <td>LOCATION</td> <td>BOONE COUNTY KENTUCKY</td> </tr> <tr> <td>DATE</td> <td>9/28/22</td> </tr> <tr> <td>SCALE</td> <td>1" = 20'</td> </tr> <tr> <td>PROJECT NO.</td> <td>2022-001</td> </tr> <tr> <td>DATE</td> <td>9/28/22</td> </tr> <tr> <td>SCALE</td> <td>1" = 20'</td> </tr> <tr> <td>PROJECT NO.</td> <td>2022-001</td> </tr> <tr> <td>DATE</td> <td>9/28/22</td> </tr> <tr> <td>SCALE</td> <td>1" = 20'</td> </tr> <tr> <td>PROJECT NO.</td> <td>2022-001</td> </tr> <tr> <td>DATE</td> <td>9/28/22</td> </tr> <tr> <td>SCALE</td> <td>1" = 20'</td> </tr> </table> | | PROJECT | 1400 DOLWICK DRIVE | LOCATION | BOONE COUNTY KENTUCKY | DATE | 9/28/22 | SCALE | 1" = 20' | PROJECT NO. | 2022-001 | DATE | 9/28/22 | SCALE | 1" = 20' | PROJECT NO. | 2022-001 | DATE | 9/28/22 | SCALE | 1" = 20' | PROJECT NO. | 2022-001 | DATE | 9/28/22 | SCALE | 1" = 20' |
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| LOCATION | BOONE COUNTY KENTUCKY | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| SITE LAYOUT PLAN | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SMITH'S TOWING 1400 DOLWICK DRIVE BOONE COUNTY KENTUCKY | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Abercrombie & Associates, Inc. Civil Engineering & Surveying 8111 Chestnut Ridge, Suite 200 818-232-9277 www.abercombie.com | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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1

BOONE
COUNTY

COUNTY LINE

2

KENTON
COUNTY

Yard
Area

PL

COUNTY LINE