

FOR SALE



I-1 INDUSTRIAL CLEAR SPAN BUILDING

3449 TURFWAY RD ERLANGER, KY 41018

Top Demand Location: Erlanger minutes to CVG

Great opportunity for I-1 Industrial Zoned Property

1.27 acres per legal description.

40x60 clear span steel structure; 2400+/- square foot building with good clear height.

Paint booth and much of the equipment negotiable. Add on or redevelop; Many permitted uses under zoning or keep the current auto repair and autobody use.



Russ Kitzberger

(513) 622-9728

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I-1 Zoning Permitted uses (Subject to zoning verification)

Auto Repair

Automotive Sales

Brewpub

Business Support

Car Wash (Conditional)

Commercial Parking

Commercial Parking, Recreational Vehicle

Construction Sales and Service (Conditional)

Crematory.

Data Center

Eating and Drinking Establishments

Financial Services

Funeral Home

Fireworks retail (Conditional)

Funeral Home

Gasoline Filling Station (Conditional)

Kennel (Conditional)

Medical, Dental or Optical Clinics

Office

Microbrewery

Micro distillery

Personal Service

Radio and TV Station (Conditional)

Residential Storage Warehouse (mini warehouse) (Permitted or conditional)

Retail

Sexually Oriented Business

Towing and Impound Lot

Truck Repair Facility

Truck Stop (Conditional)

Veterinary Animal Hospital or Clinic

Industrial Uses:

Equipment, Light

Industry, Heavy

Poultry and small game dressing and packing (conditional)

Recycling Center



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Uses in which the primary business activity involves the following: the storage of explosives or fireworks according to State law, gas, biodiesel, or petroleum; bag cleaning; blast furnaces, cupolas, rolling mills, coke ovens, forging, foundering, refining or smelting; creosote treatment; distillation of bones, coal or wood; enameling, japanning or lacquering; radium or radioactive elements; crushing or other reduction or waterproofing; the storage of chemicals (Conditional)

Uses involving the use, manufacture, assembly, processing, treatment or storage of acetylene gas, ammonia, explosives or fireworks as permitted under State law (Conditional)

Welding and repair of industrial machinery and light and heavy equipment

Industry, Light

Warehousing and Distribution

Wholesaling

Wholesale trade of containerized paints, varnishes, chemicals and allied products

Wholesale trade of non-containerized paints, varnishes, chemicals and allied products (conditional)

Wholesale trade of small machinery, equipment (light) and supplies except transportation or farm vehicles

Wholesale vehicle sales or auctions (conditional)

Business and Trade School

College and University

Day Care Center (conditional)

Historic sites and structures, monuments and other exhibits available for public viewing (conditional)

Postal Services

Recreation, Active (conditional)

Recreation, Non-Commercial

Religious Assembly (conditional)

School (Conditional)

Variety of Conditional Uses



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