



1499 JAMIKE AVE.

ERLANGER, KY 41018

AVAILABLE FOR LEASE OR SALE

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PROPERTY HIGHLIGHTS

 **80,625 SqFt**

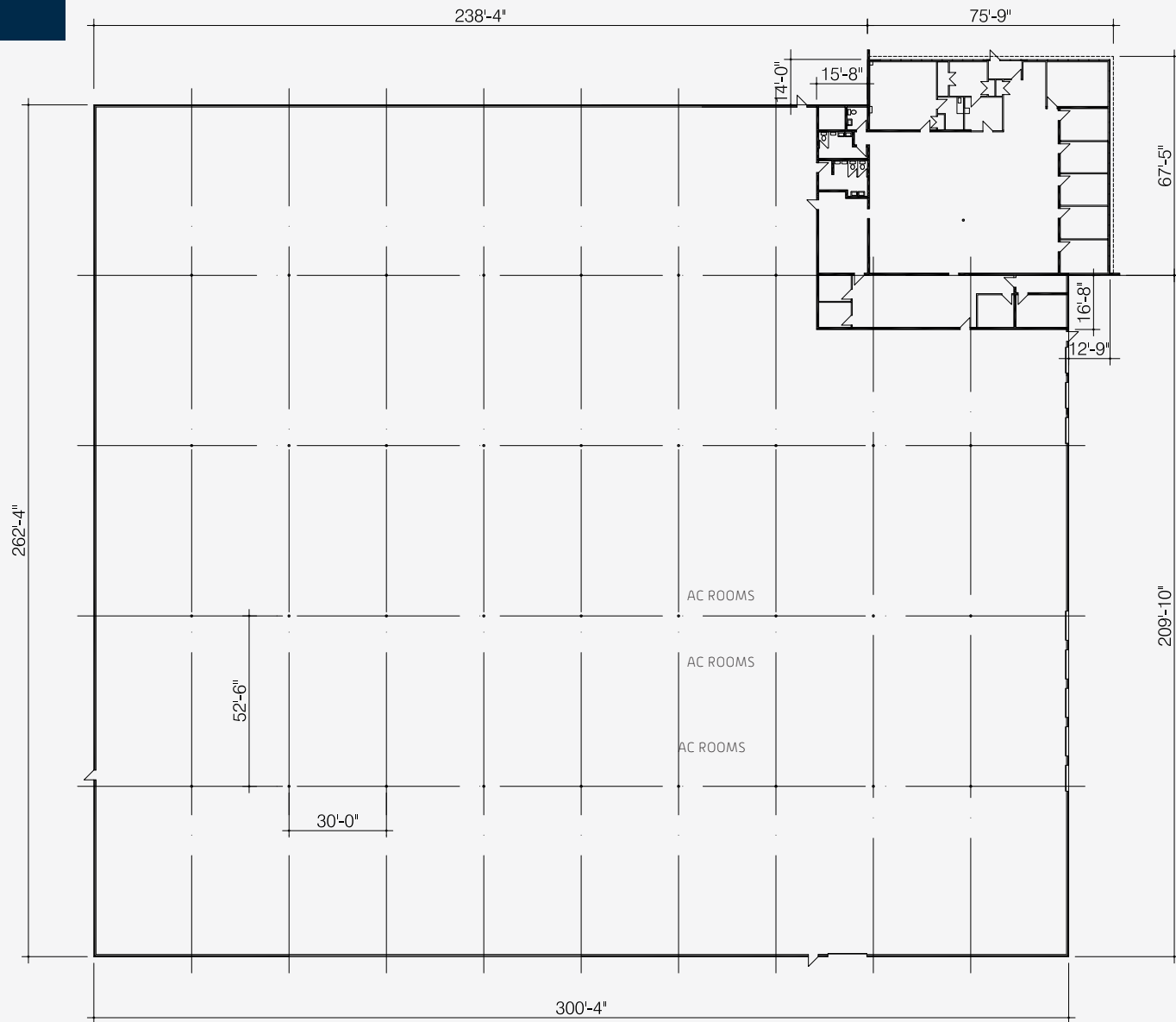
- Located in Erlanger within minutes to I-275 Mineola Pike / I-75
- Property is adjacent to Greater Cincinnati/Northern Kentucky International Airport (CVG)
- New TPO roof installed 2015
- Fenced/secure outdoor storage area
- \$6.50/SqFt NNN + \$0.66/SqFt OpEx/CAM

 [CLICK HERE FOR THE 360° TOUR](#)

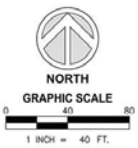
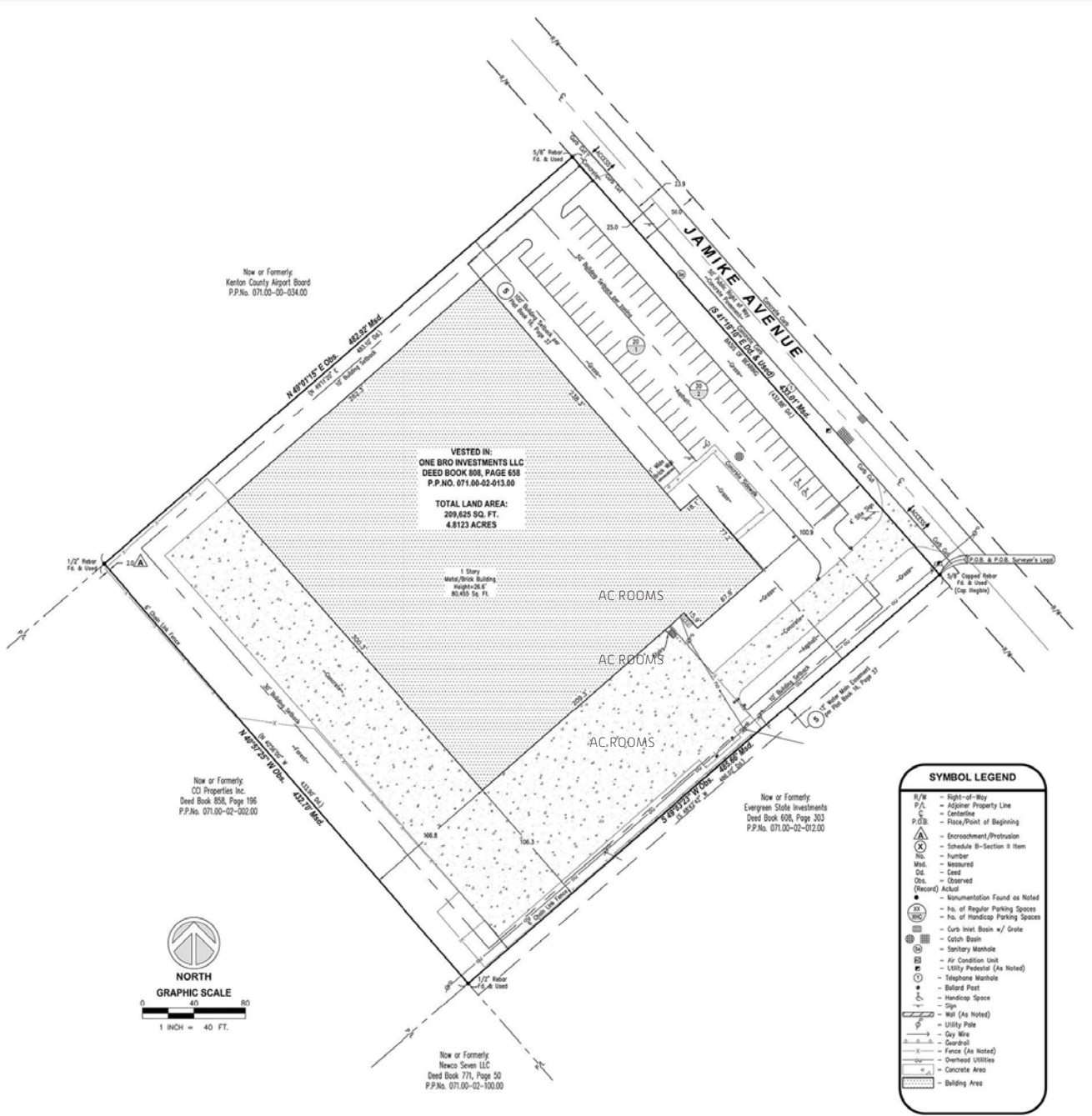
PROPERTY DETAILS

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

FLOOR PLAN



SITE PLAN



SYMBOL LEGEND	
R/W	Right-of-Way
P/L	Adjoining Property Line
—	Centerline
P.O.B.	Point of Beginning
⚠	Encroachment/Protrusion
ⓧ	Schedule B-Section 2 Item
No.	Number
Mtd.	Measured
Obs.	Observed
(Observed) Actual	Observed
●	Monumentation Found as Noted
Ⓜ	No. of Regular Parking Spaces
♿	No. of Handicap Parking Spaces
Ⓜ	Curb Inlet Basin w/ Grate
Ⓜ	Catch Basin
Ⓜ	Sanitary Manhole
Ⓜ	Air Condition Unit
Ⓜ	Utility Protection (As Noted)
Ⓜ	Telephone Manhole
Ⓜ	Ballard Post
Ⓜ	Handicap Space
Ⓜ	Sign
Ⓜ	Wall (As Noted)
Ⓜ	Utility Pole
Ⓜ	Guy Wire
Ⓜ	Ground
Ⓜ	Fence (As Noted)
Ⓜ	Overhead Utilities
Ⓜ	Concrete Area
Ⓜ	Building Area

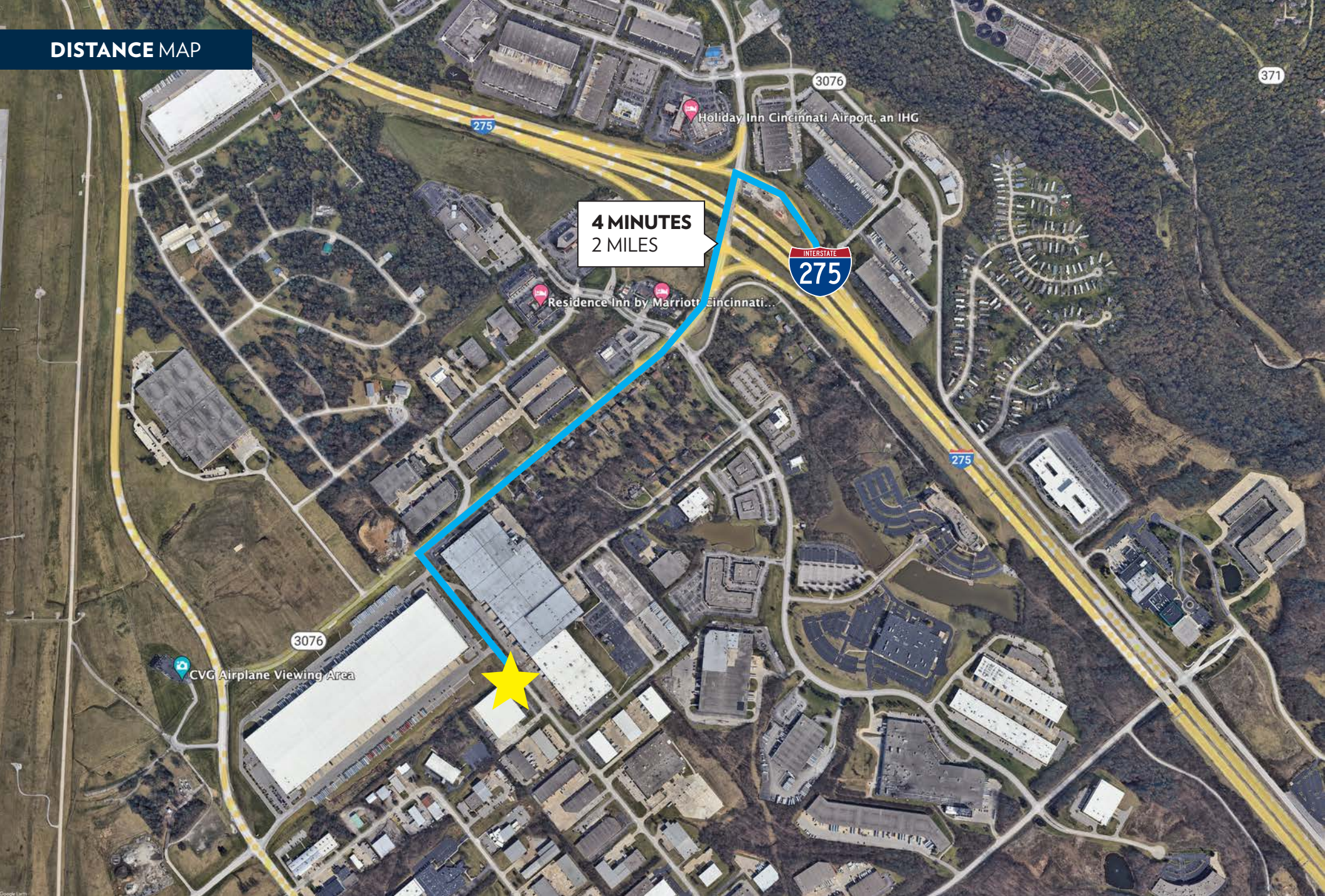
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DISTANCE MAP



4 MINUTES
2 MILES



371

3076

275

Residence Inn by Marriott Cincinnati...

Holiday Inn Cincinnati Airport, an IHG

275

3076

CVG Airplane Viewing Area



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PARCEL OUTLINE



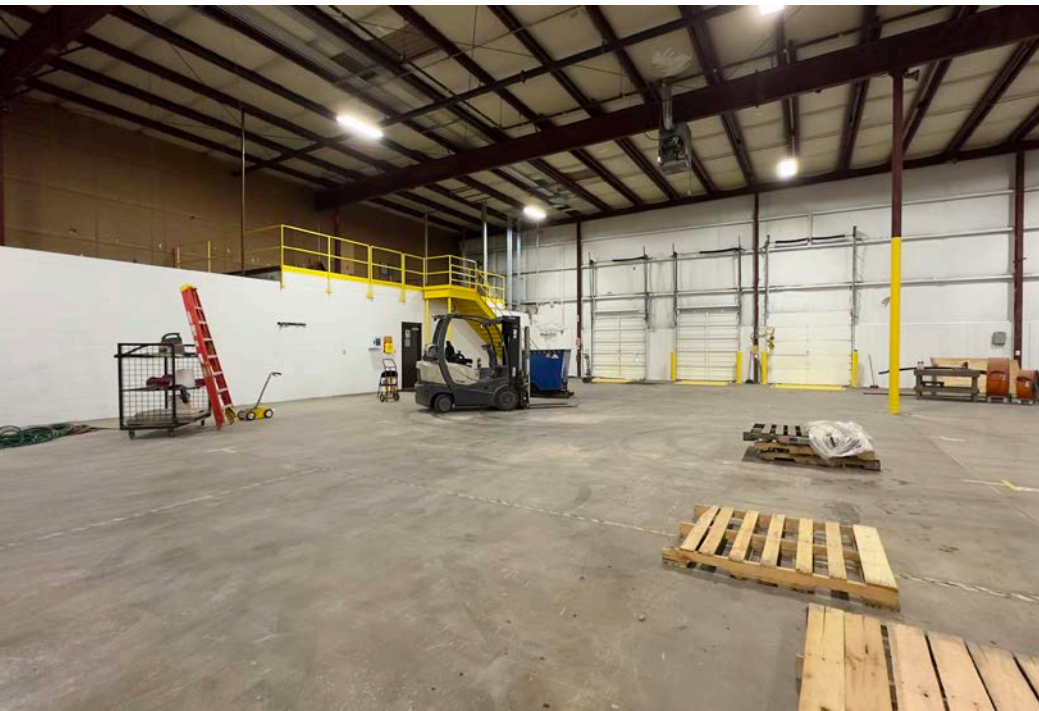
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