



## 2791 CIRCLEPORT DR, ERLANGER, KY 41018 – BOONE COUNTY AVAILABLE FOR SALE OR LEASE

### PROPERTY DETAILS

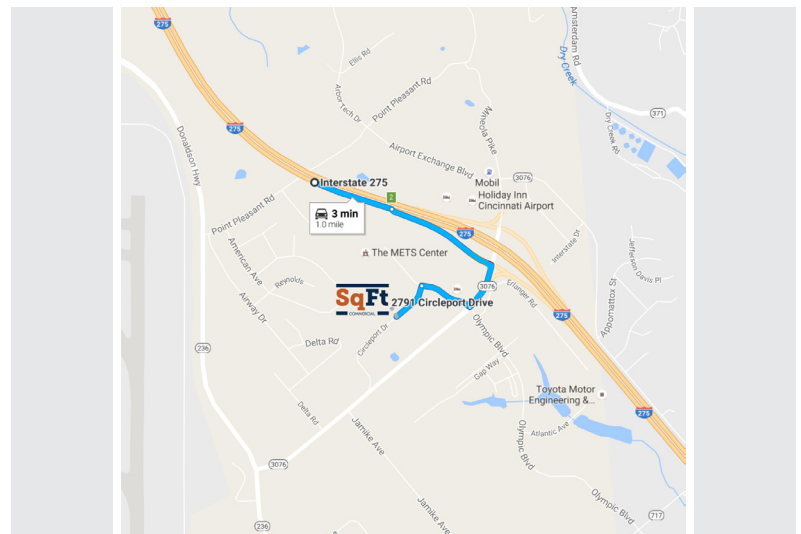


**36,624 Total SqFt**  
**29,124 Warehouse SqFt**



**7,500 Office SqFt**

<b>Acreage:</b>	3.92
<b>Clear Height:</b>	18'
<b>Year Built:</b>	1984 with addition in 1990
<b>Type Construction:</b>	Masonry/brick over steel frame
<b>Lighting:</b>	T-5 high efficiency fluorescent
<b>Column Spacing:</b>	35'x37'
<b>Dock door:</b>	2 - 8'x8' with mechanical pit levelers
<b>Drive-in door:</b>	One (1) - 10'x10'
<b>Sprinkler:</b>	Wet system (Class IV)
<b>Electrical Service:</b>	200 amp, 120/208 volt, 3 phase, 4 wire and 800 amp, 240 volt, 3phase, 4 wire
<b>Heat:</b>	Natural gas-fired unit heaters
<b>Roof:</b>	Ballasted rubber membrane
<b>Truck court:</b>	115'; 55' concrete truck apron and 60' heavy duty asphalt
<b>Parking Lot:</b>	20; Asphalt
<b>Restrooms:</b>	2 in office and 1 in warehouse
<b>Parcel ID:</b>	071.00-10-008.00



### PROPERTY HIGHLIGHTS

- 2,430 SqFt refrigerated area
- Geothermal system
- Expandable to approximately 75,000 SqFt
- Floor drains
- No city earnings tax
- Assessed Valuation: \$1,350,000 (\$37/SqFt)
- Nearby amenities include hotels, restaurants, and retail
- Adjacent to Cincinnati/Northern Kentucky International Airport (CVG); Located less than half mile to I-275 Mineola Pike and 2 miles to I-71/75
- Annual Property Taxes: \$15,187 (\$0.41/SqFt)

**Rod MacEachen**  
(513) 675-5764  
Rod@SqFtCommercial.com

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(513) 739-3985  
Roddy@SqFtCommercial.com

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## AERIAL & ADDITIONAL PHOTO



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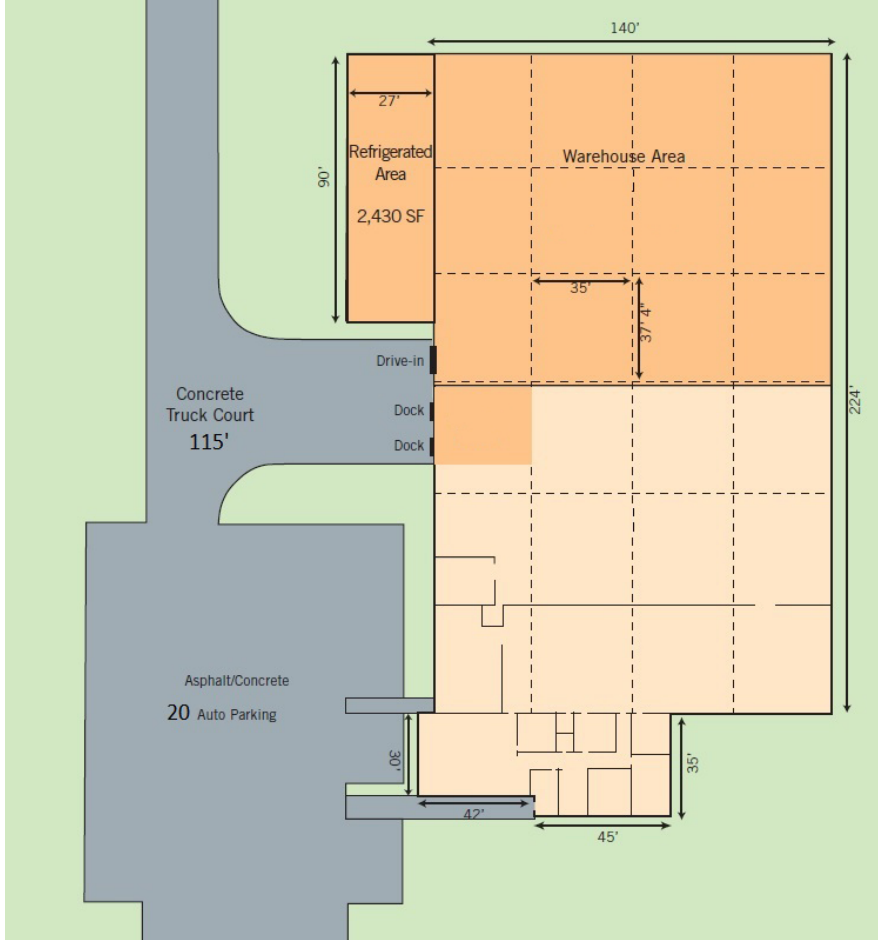


## ADDITIONAL PHOTOS

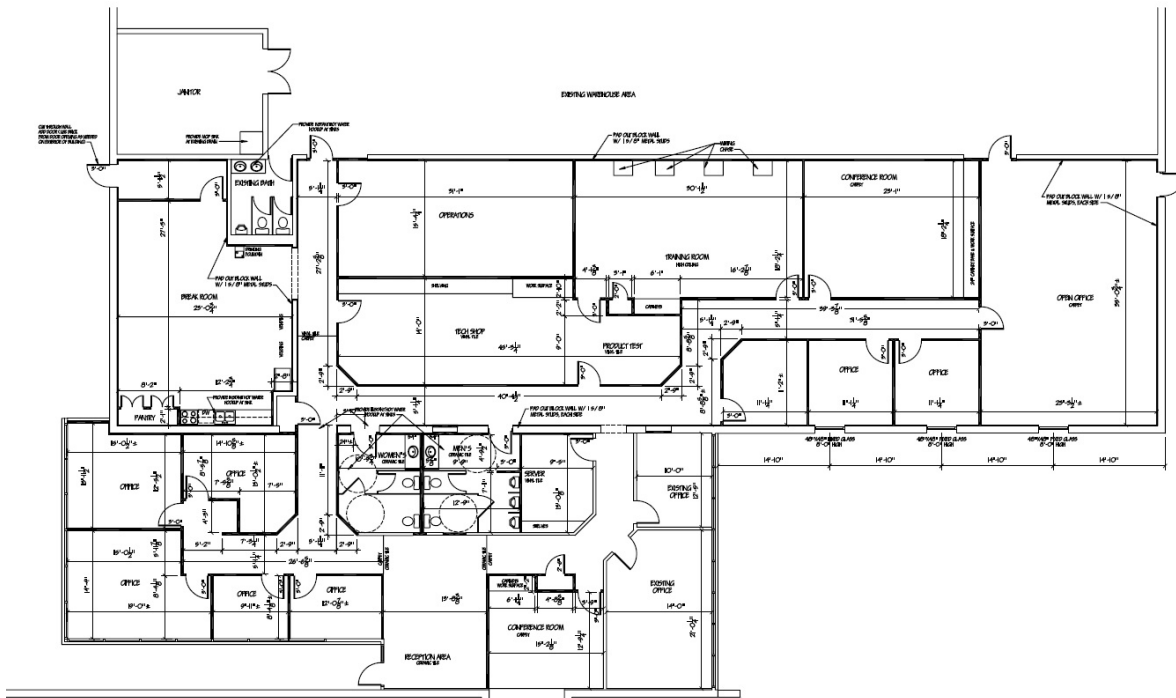


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## FLOOR PLAN & OFFICE FLOOR PLAN



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