



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

PROPERTY DETAILS

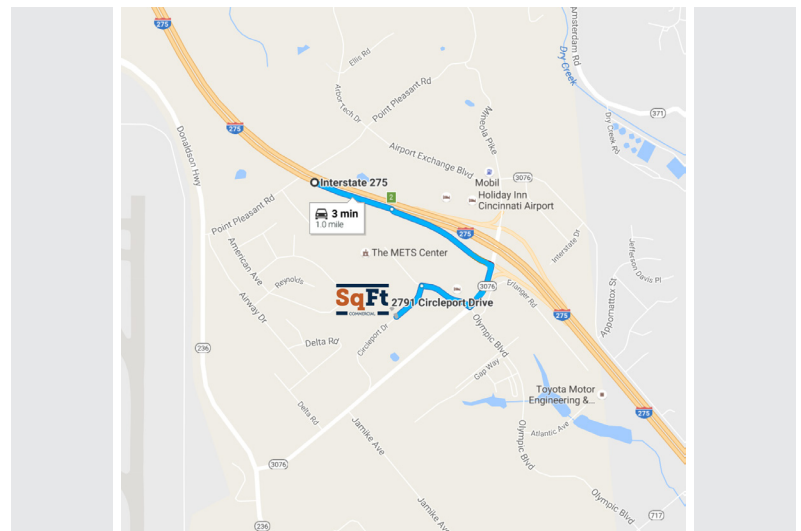


36,625 Total SqFt
28,564 Warehouse SqFt



8,061 Office SqFt

Acreage:	3.92
Clear Height:	18'
Year Built:	1984 with addition in 1990
Type Construction:	Masonry/brick over steel frame
Lighting:	T-5 high efficiency fluorescent
Column Spacing:	35'x37'
Dock door:	2 - 8'x8' with mechanical pit levelers
Drive-in door:	One (1) - 10'x10'
Sprinkler:	Wet system (Class IV)
Electrical Service:	200 amp, 120/208 volt, 3 phase, 4 wire and 800 amp, 240 volt, 3phase, 4 wire
Heat:	Natural gas-fired unit heaters
Roof:	Ballasted rubber membrane
Truck court:	115'; 55' concrete truck apron and 60' heavy duty asphalt
Parking Lot:	20; Asphalt
Restrooms:	2 in office and 1 in warehouse
Parcel ID:	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
- 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: \$16,202 (\$0.44/ SqFt)

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AERIAL & ADDITIONAL PHOTO



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ADDITIONAL PHOTOS



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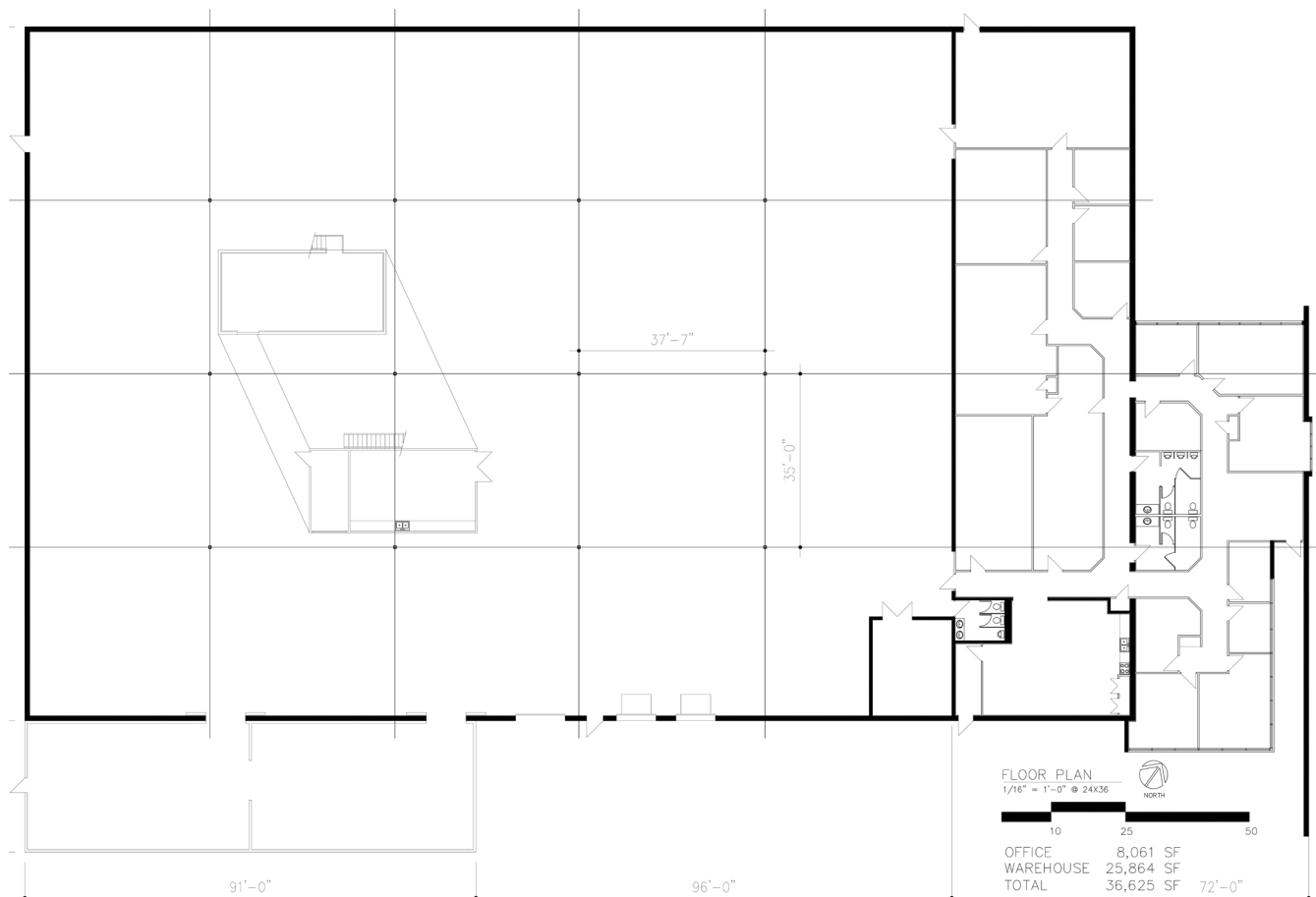


ADDITIONAL PHOTOS

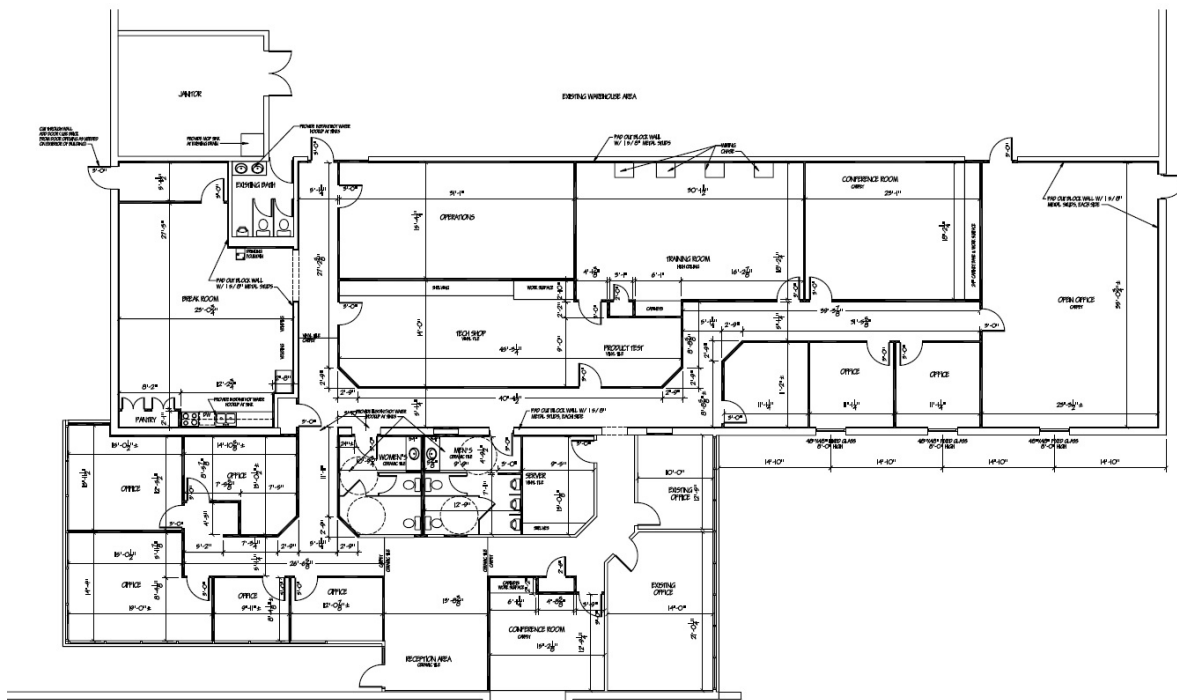


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FLOOR PLAN & OFFICE FLOOR PLAN



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