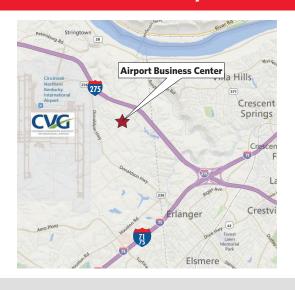


FOR LEASE

Airport Business Center A 2790-2800 Circleport Drive, Erlanger, KY 41018



Office/Warehouse with Great Interstate Access



- 2,126 6,672 SF
- Facility can accommodate a variety of industrial needs
- Adjacent to Cincinnati/N. Kentucky International Airport
- Southwest quadrant of I-275 and Mineola Pike
- Ideal for office/warehouse or distribution
- Light industrial zoning
- No city earnings tax
- Nearby amenities including lodging, food and fuel

For more information, contact:

Jeffrey R. Bender, SIOR, CCIM 513.763.3046 ieff.bender@cushwake.com Connor Cleves
513.763.3024
connor.cleves@cushwake.com

201 E Fourth Street Suite 1800 Cincinnati, OH 45202

T: 513.421.4884 F: 513.421.1215

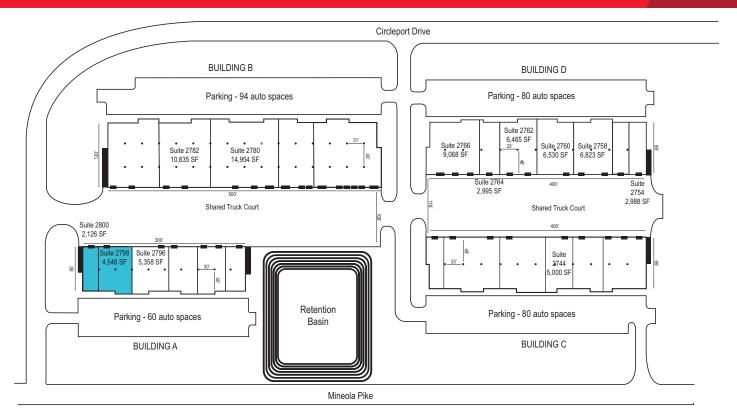
www.cushwake.com

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FOR LEASE

Airport Business Center A

2790-2800 Circleport Drive, Erlanger, KY 41018





Airport Business Center is a four-building office/warehouse complex with immediate access to I-275 via Mineola Pike, making it an ideal distribution point. The property is adjacent to the Cincinnati/N. Kentucky International Airport.

Property Specifications

- · 2,126 6,672 SF available
- · 1,353 5,349 sf office/restrooms
- · One (1) dock doors
- · One (1) drive-in door
- 16' 9.5" 17' 5.5" clear

For more information, contact:

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FOR LEASE

Airport Business Center A

2790-2800 Circleport Drive, Erlanger, KY 41018

Total Complex Area: 156,000 sf in four buildings

Total Building Area: 22,780 square feet

Available Area:

Suite 2798: 4,546 square feet. 3,996 sf

office/restrooms (approx). 1 2' van-high dock (8' x 10').

\$7.60/sf

Suite 2800: 2,126 square feet. 1,353 sf

office/restrooms

Drive-in door (10' x 12')

\$9.55/sf

Year Built: 1985

Construction Type: Brick and tilt-up concrete

Ceiling Height: 16' 9.5" rear,

17' 5.5" front under joist.

Column Spacing: 30' x 40'

Bay Spacing: 30' x 80'

Truck Doors: Docks (8' x 10' & 9' x 10')

and drive-ins (10' x 12' & 12'

x 14')

Floors: 5" concrete slab

Roof: Single-ply membrane. New

Carlisle Roof (2013) w/15-

year warranty.

Lighting: High pressure sodium/white

metal halide

HVAC: Natural gas. Forced air unit

heaters.

Sprinkler System: Wet system. Riser-right

front.

Outside Security Lights: Quartz and high pressure

sodium

Utilities:

Electric: Owen Electric

(800.372.7612) 100-amp,

480/277-volt, 3-phase

Gas: Duke Energy

(513.421.9500)

Water: Boone County Water &

Sewer

(859.586.6155)

Sewer: Sanitation District #1

(859.578.7450)

Telephone: Cincinnati Bell Telephone

(513.566.5050)

Parking: 60 spaces in front

Zoning: I-1, Light Industrial, Boone

County

Governing Jurisdiction: Unincorporated Boone

County

Operating Expenses (2017): \$1.72/sf/year

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