

FOR LEASE

Cox Business Center, Building 2

1310-1330 Cox Avenue, Erlanger, KY 41018



Office/Warehouse For Lease



- 5,000 15,000 SF Available
- Located near Cincinnati/N. Kentucky International Airport
- Easy interstate access to I-275 and I-75/71
- 138' shared concrete truck court
- Light industrial zoning
- Docks and drive-in

For more information, contact:

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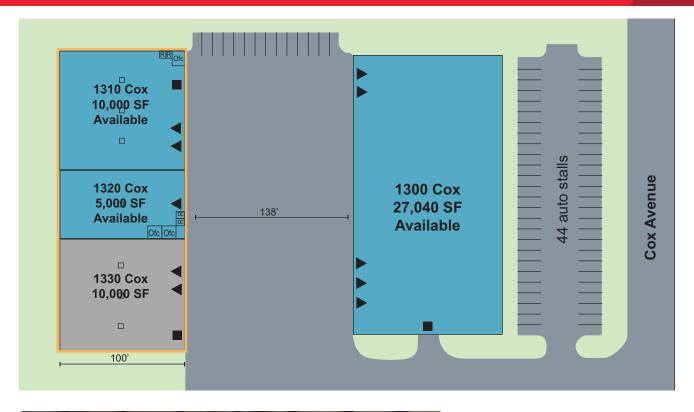
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1310-1330 Cox Avenue, Erlanger, KY 41018





Cox Avenue Business Center is a 2-building complex located immediately east of the Cincinnati/ Northern Kentucky International Airport (CVG) making it an ideal location for distribution and warehouse users.

Property Specifications

- •5.000 15.000 SF available
- · Docks and drive-ins
- 15 17' clear
- Unincorporated Boone County

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1310-1330 Cox Avenue, Erlanger, KY 41018

Location: Cox Business Center

Boone County, Kentucky

Total Building Area: 25,000 square feet.

Available Area:

1310 Cox Ave. 10,000 sf. One (1) Shop

office (11' x 11') w/2

restrooms.

1 dock (8' x 12') w/edge-of-

dock leveler

1 dock (8' x 8') w/edge-of-

dock leveler 1 drive-in (8' x 8')

1320 Cox Ave. 5000 sf. Two (2) shop

offices (12' x 15' each) w/2

restrooms. 1 dock (8' x 8')

Year Built: 1987

Construction Type: One-story masonry and

metal over steel frame. Concrete block wainscot.

Column Spacing: 25' x 50' (100' depth)

Ceiling Height: 15' - 17'

Floors: 6" reinforced concrete

Roof: Metal standing seam

Sprinkler System: Wet system

Lighting: Energy efficient fluorescent HVAC: Suspended forced-air gas-

fired unit heaters.

Utilities:

Gas:

Electric: Duke Energy

(800.544.6900)

480 & 240-volt, 3-phase

Duke Energy (800.544.6900)

Water: Boone County Water &

Sewer

(859.586.6155)

Sewer: Sanitation District #1

(859.578.7450)

Telephone/Data: Cincinnati Bell Telephone

(513.566.5050) Time Warner Cable (877.415.4758)

Zoning: I-1, Light Industrial,

Boone County

Governing Jurisdiction: Unincorporated Boone

County

Operating Expenses (2016): \$1.40/sf/year

Lease Rate: \$4.15/sf NNN

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