



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:

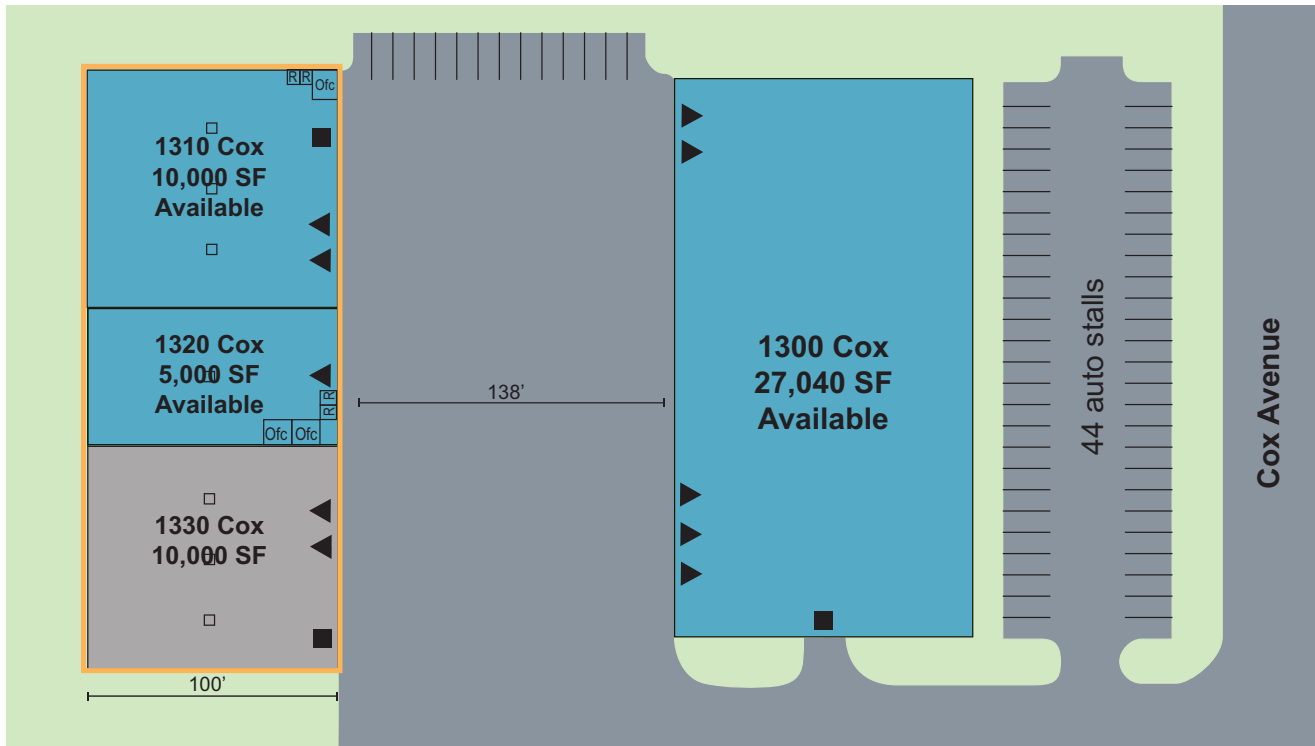
Jeffrey R. Bender, SIOR, CCIM
513.763.3046
jeff.bender@cushwake.com

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



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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FOR LEASE

Cox Business Center, Building 2

1310-1330 Cox Avenue, Erlanger, KY 41018

| | | | |
|----------------------|--|----------------------------|--|
| Location: | Cox Business Center Boone County, Kentucky | Lighting: HVAC: | Energy efficient fluorescent Suspended forced-air gas- fired unit heaters. |
| Total Building Area: | 25,000 square feet. | Utilities: | |
| Available Area: | | Electric: | Duke Energy (800.544.6900) 480 & 240-volt, 3-phase |
| 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') | Gas: | Duke Energy (800.544.6900) |
| 1320 Cox Ave. | 5000 sf. Two (2) shop offices (12' x 15' each) w/2 restrooms. 1 dock (8' x 8') | Water: | Boone County Water & Sewer (859.586.6155) |
| Year Built: | 1987 | Sewer: | Sanitation District #1 (859.578.7450) |
| Construction Type: | One-story masonry and metal over steel frame. Concrete block wainscot. | Telephone/Data: | Cincinnati Bell Telephone (513.566.5050) Time Warner Cable (877.415.4758) |
| Column Spacing: | 25' x 50' (100' depth) | Zoning: | I-1, Light Industrial, Boone County |
| Ceiling Height: | 15' - 17' | Governing Jurisdiction: | Unincorporated Boone County |
| Floors: | 6" reinforced concrete | Operating Expenses (2016): | \$1.40/sf/year |
| Roof: | Metal standing seam | Lease Rate: | \$4.15/sf NNN |
| Sprinkler System: | Wet system | | |

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