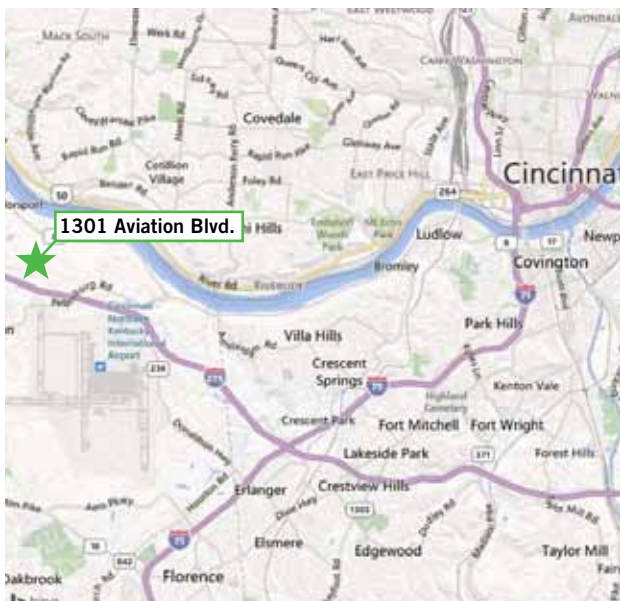




16,770 SF Available at Airpark Int'l Business Park



- **16,770 SF Available**
- 14,796 SF warehouse
- 1,974 SF air-conditioned office
- Zoning: I-1
- Close Proximity to Cincinnati/NKY International Airport
- Easy access to I-275/I-75

For more information, contact:

Dave Kelly, CCIM
513-763-3009
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Skylar Stein
513-763-3047
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221 E Fourth Street, Suite 2600
Cincinnati, OH 45202
513-421-4884
cassidyurleyindustrial.com

Building Specifications

Available Space:	16,770 SF
Warehouse Space:	14,796 SF
Office Space:	1,974 SF
Zoning:	I-1, Light Industrial
Year Built:	2002
Construction Type:	Tilt-up concrete
Roof Construction:	Rubber membrane
Clear Height:	20' - 22'
Building Area:	129' X 130'
Restrooms:	One (1) in office; one (1) in shop area
Sprinkler:	Wet
Dock Doors:	Five (5) with levelers; two (2) without levelers
Drive-In Doors:	One (1)
Floors:	6" concrete
Lighting:	T-5 fluorescent
HVAC:	Two (2) gas fired unit heaters; air conditioned office
Utiilities:	Electric: Duke Energy (513.421.9500) 240 volt, 200 amp, three phase
	Gas: Duke Energy (513.421.9500)
	Sewer: Boone County Water District (859.578.9898)
	Telephone: Cincinnati Bell Telephone (513.566.5050)
	Cable: Time Warner Cable (877.230.3783)
Governing Jurisdiction:	Unincorporated Boone County
Operating Expenses:	\$1.23/SF
Lease Rate:	\$4.95/SF



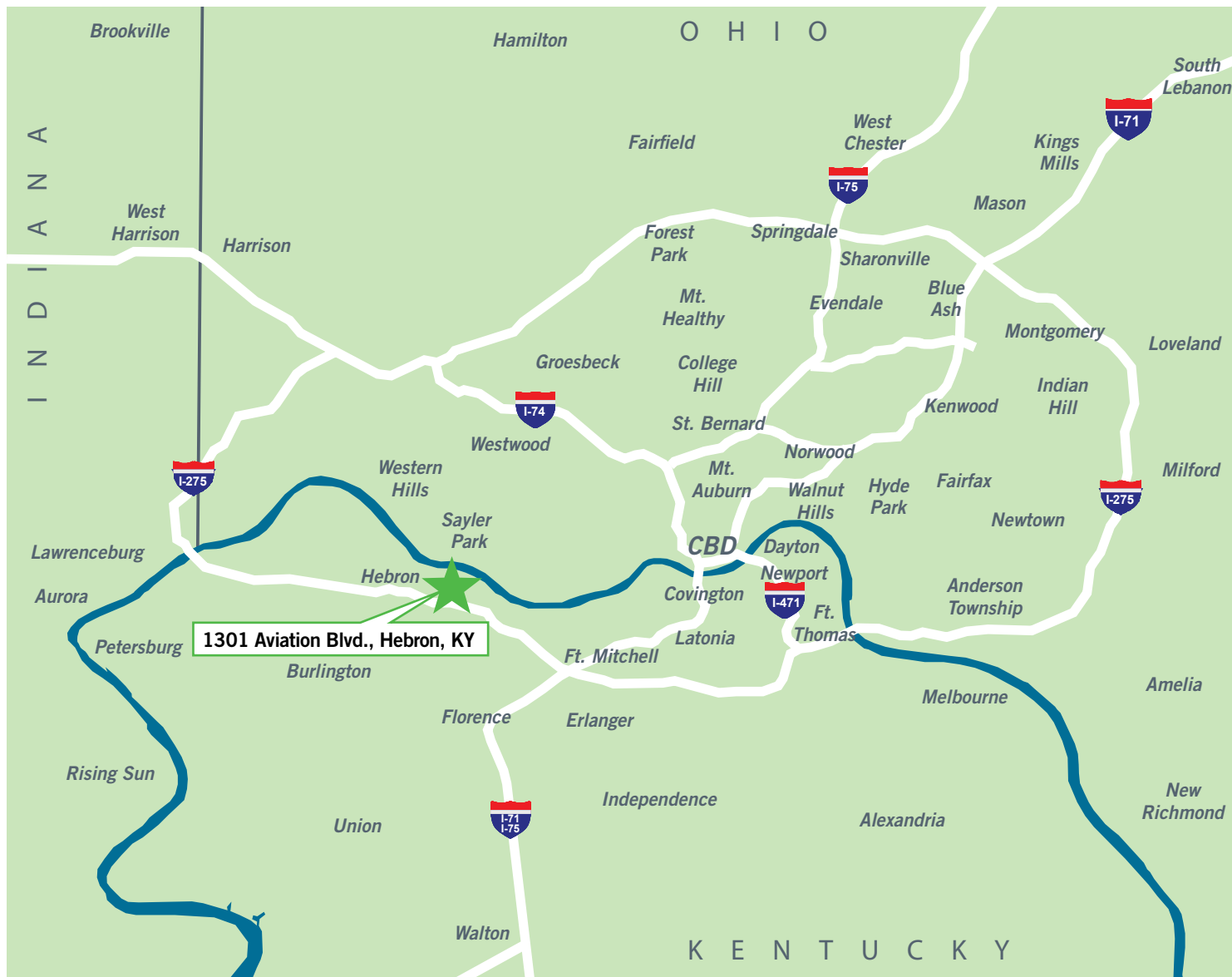
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Regional Map



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