



Cross-Docked Office Flex Suites



- 3,200 SF
- Less than one mile to I-275
- Minutes to Cincinnati/Northern Kentucky International Airport
- Divisible to 3,200 SF
- Fully sprinklered
- Light industrial zoning
- Commercial services nearby

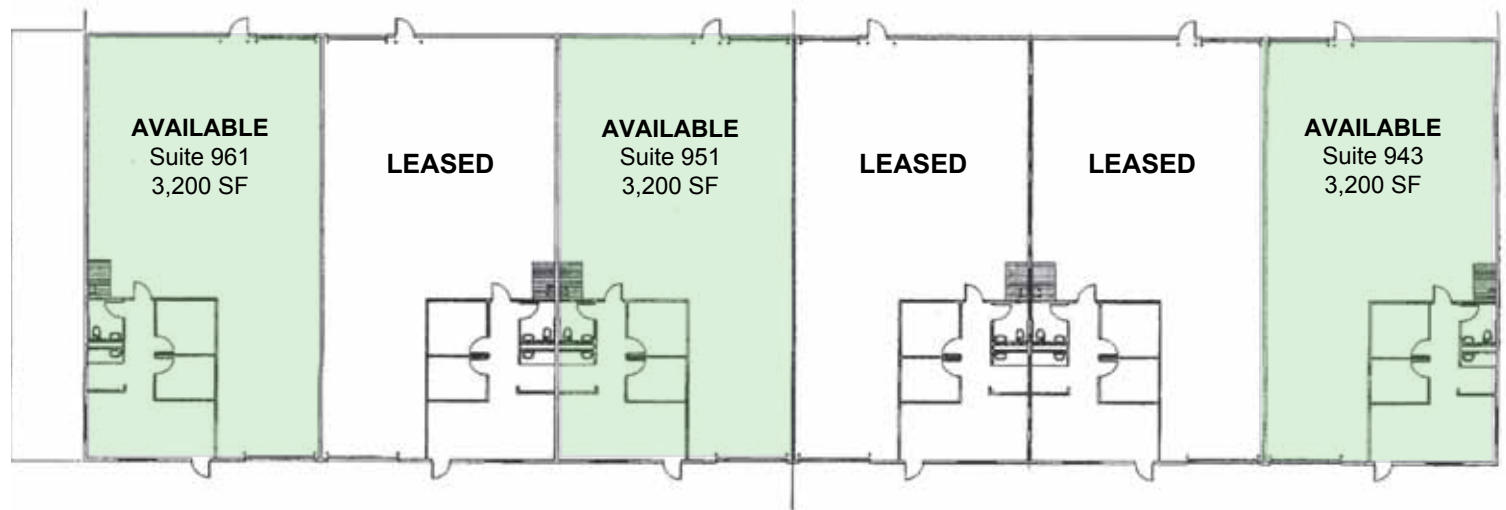
For more information, contact:

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221 E Fourth Street, Suite 2600
Cincinnati, OH 45202
513-421-4884
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Floor Plan



Aerial



Pioneer Business Center consists of 3,200 SF suites, each with 750 SF office and a grade-level door. Conveniently located off KY 17 and easily accessible to I-275 via the Madison Pike Interchange.

Property Specifications

- Three (3) 3,200 SF suites available
- 700 SF office
- Drive-in door
- 18' clear
- Front-loaded

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Specifications

Total Building Area: 19,200 SF

Available Suites:

Suite #	SF Total	SF Office	Drive-In Doors
Suite 943	3,200 SF	700 SF	Two (2)
Suite 951	3,200 SF	700 SF	Two (2)
Suite 961	3,200 SF	700 SF	Two (2)

Year Built: 2005

Construction Type: Metal block

Column Spacing: 40' X 40'

Bay Size: 40' X 80'

Ceiling Height: 18'

Sprinkler System: Wet

Truck Doors: Front Drive-In: 12' X 14'
Rear Drive-In: 10' X 10'

Lighting: Metal Halide

HVAC: Office only

Utilities:

Electric: Duke Energy (513.421.9500)
Gas: Duke Energy (513.421.9500)
Water: Northern Kentucky Water
Sewer: Sanitation District No. 1
Telephone: Cincinnati Bell Telephone (513.566.5050)

Parking: 42 auto spaces

Zoning: IP-1, Industrial Park

Governing Jurisdiction: City of Ft. Wright/Kenton County

Operating Expenses: \$0.80/SF year

Lease Rate: \$4.60/SF



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