



## Office/Warehouse Space Near Airport



- **39,910 SF Available**
- 4,500 SF Office
- Nine (9) dock doors
- Three (3) drive-in doors
- 24' clear height
- Easy interstate access
- Low Boone County taxes
- Minutes to Cincinnati/N Kentucky International Airport & DHL Super Cargo Hub

**LIBERTY**  
PROPERTY TRUST

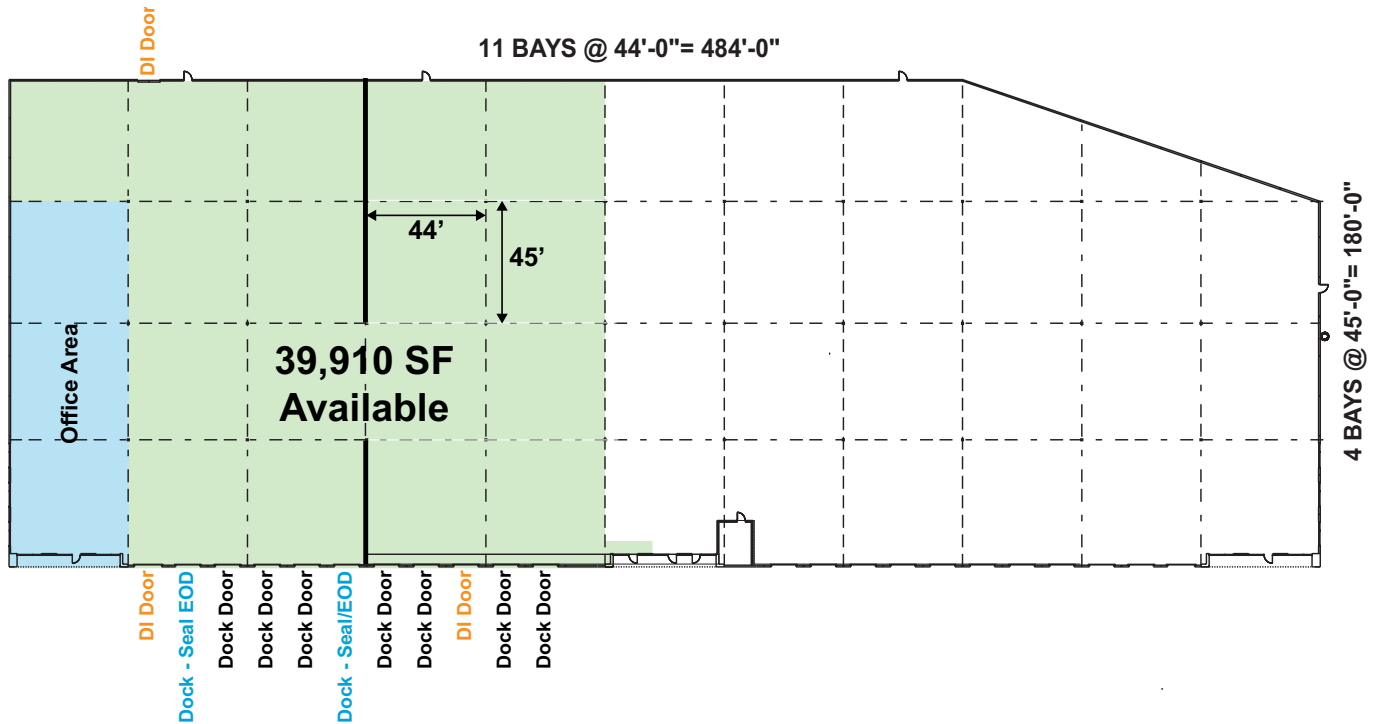
For more information, contact:

**Jeffrey R. Bender, SIOR, CCIM**  
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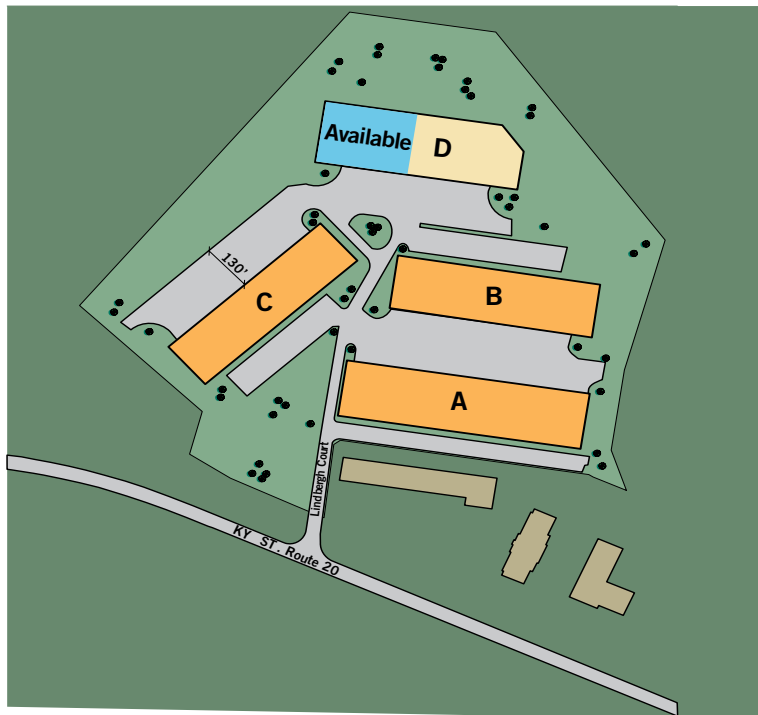
**Skylar Stein**  
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221 E Fourth Street, Suite 2600  
Cincinnati, OH 45202  
513-421-4884  
www.cassidyurleyindustrial.com

## Floor Plan



## Site Plan



Airpark Business Center III is a multi-use industrial park located just north of the Cincinnati/Northern Kentucky Airport and is home to tenants including Meritor WABCO, Pella Windows, and Forward Air.

### Property Specifications

- 39,910 SF available
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- 24' clear height
- Unincorporated Boone County

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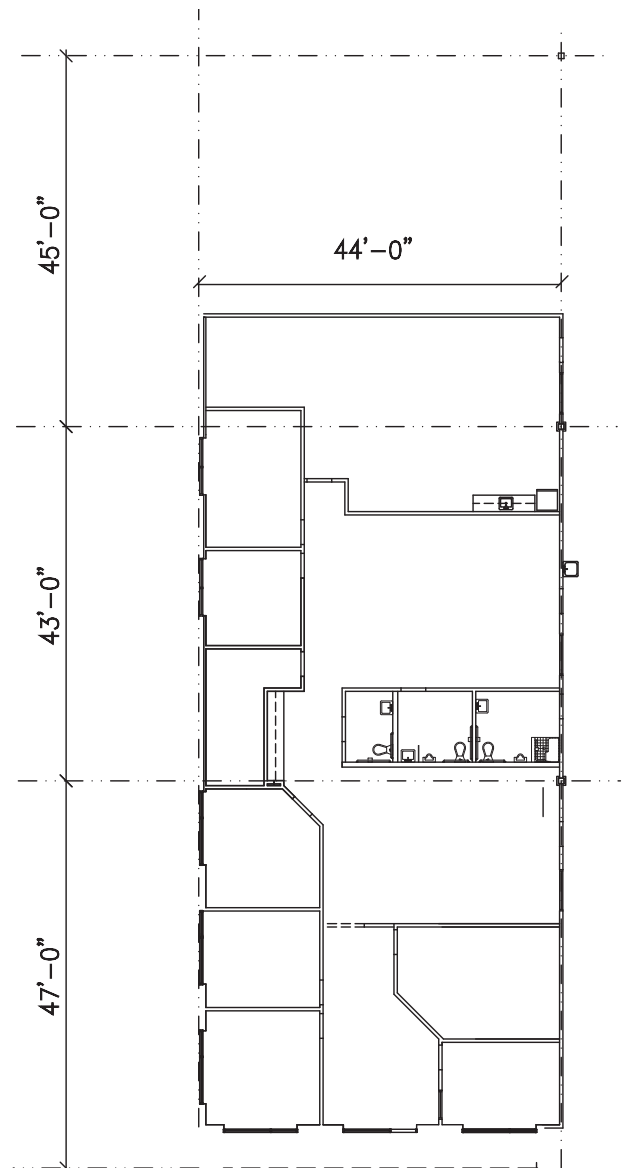
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## Property Specifications

|                            |   |
|----------------------------|---|
| Total Building Area:       | 84,150 square feet  |
| Available Area:            | 39,910 square feet.   |
| Office Area:               | 4,500 SF  |
| Year Built:                | 2000  |
| Construction Type:         | Tilt-up concrete  |
| Ceiling Height:            | 24'   |
| Column Spacing:            | 44' wide X 45' deep   |
| Building Depth:            | 180' deep   |
| Truck Doors:               | Nine (9) dock doors 9' X 10';<br>two (2) with shelters;<br>two (2) EOD levelers<br><br>Three (3) drive-in doors<br>Two (2) 12' X 14'<br>One (1) 12' X 12' |
| Truck Court:               | 100% concrete   |
| Sprinkler System:          | Wet   |
| Lighting:                  | Metal halide & T-8 fluorescent  |
| Utilities:                 |   |
| Electric:                  | Duke Energy<br>(513.421.9500)   |
| Gas:                       | Duke Energy<br>(513.421.9500)   |
| Water:                     | Boone County Water District<br>(859.586.6155)   |
| Sewer:                     | Sanitation District #1<br>(859.578.7450)  |
| Telephone:                 | Cincinnati Bell Telephone<br>(513.566.5050)   |
| Parking:                   | 30+ parking spaces  |
| Zoning:                    | I-1, Light Industrial, Boone County   |
| Governing Jurisdiction:    | Unincorporated Boone County   |
| Operating Expenses (2014): | \$1.04/sf/year  |

**Lease Rate:** **\$3.75/sf NNN**

## Office Floor Plan



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## Aerial



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## Regional Map



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