



FOR LEASE

**1452 DONALDSON ROAD**

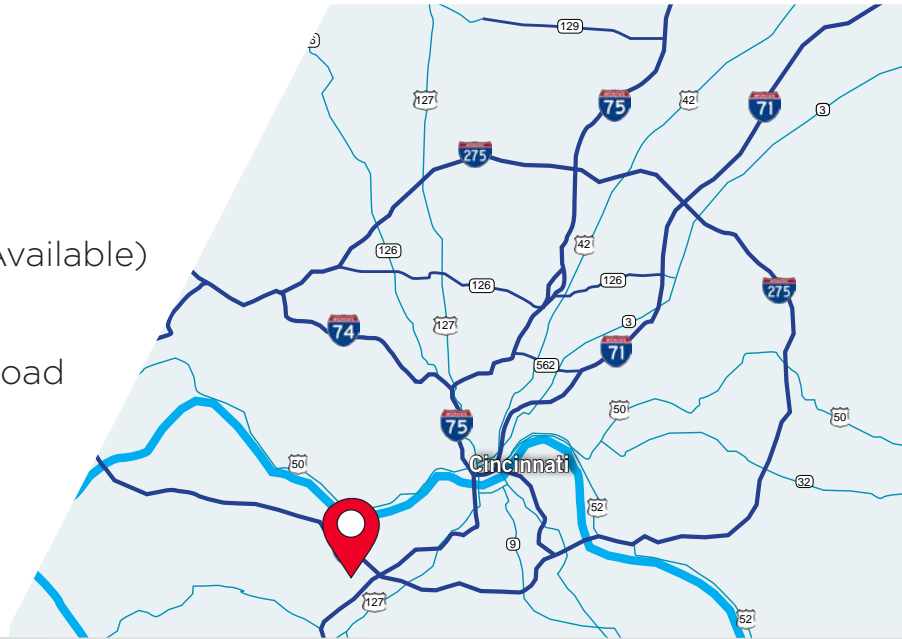
Erlanger, KY 41018



**DISTRIBUTION/OFFICE SPACE ADJACENT TO CVG AIRPORT**

## 19,320 SF AVAILABLE

- 9,950 SF Warehouse
- 2,770 SF 1st Floor Office
- 6,600 SF 2nd Floor Office (Also Available)
- 5 Docks; 1 Drive-in
- Excellent visibility on Donaldson Road
- Easy Access to I-275 and I-75/71
- NO City Taxes!



For more information, contact:

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## BUILDING SPECIFICATIONS

<b>Location:</b>	Erlanger, KY
<b>Building Size:</b>	24,258 SF
<b>Available Area:</b>	9,950 SF Warehouse 2,770 SF 1st Floor Office 5 Docks 1 Drive-in
<b>Additional Space:</b>	6,600 SF 2nd Floor Office Space with Elevator
<b>Zoning:</b>	I-1, Light Industrial
<b>Jurisdiction:</b>	Unincorporated Boone County
<b>Year Built:</b>	1978, renovated in 2013
<b>Construction:</b>	Conventional steel; masonry
<b>Clear Height:</b>	Warehouse Suite: 20' Office Suite: 8'
<b>Truck Court:</b>	100% concrete
<b>Roof:</b>	Rubber membrane
<b>Floor:</b>	6" reinforced concrete slab
<b>Electric:</b>	120/240-volt, 200-amp, 3-phase, 4-wire
<b>Fire Suppression:</b>	Wet system
<b>Lighting:</b>	T-8 fluorescent (new in 2013)
<b>HVAC:</b>	Gas unit heaters Air conditioned office



### Utilities:

<b>Electric:</b>	Duke Energy www.duke-energy.com (800.544.6900)
<b>Gas:</b>	Duke Energy www.duke-energy.com (800.544.6900)
<b>Water:</b>	Boone County Water & Sewer www.boonewater.com (859.586.6155)
<b>Sewer:</b>	Sanitation District No. 1 www.sd1.org (859.578.7450)
<b>Telephone/Data:</b>	Cincinnati Bell www.cincinnati-bell.com (513.566.5050)
<b>Data:</b>	Spectrum Cable www.spectrum.com (866.481.7927)
<b>1st Floor Office/ Warehouse:</b>	\$6.50/SF \$1.45/SF OPEX
<b>2nd Floor Office:</b>	\$10.95/SF \$1.85/SF OPEX



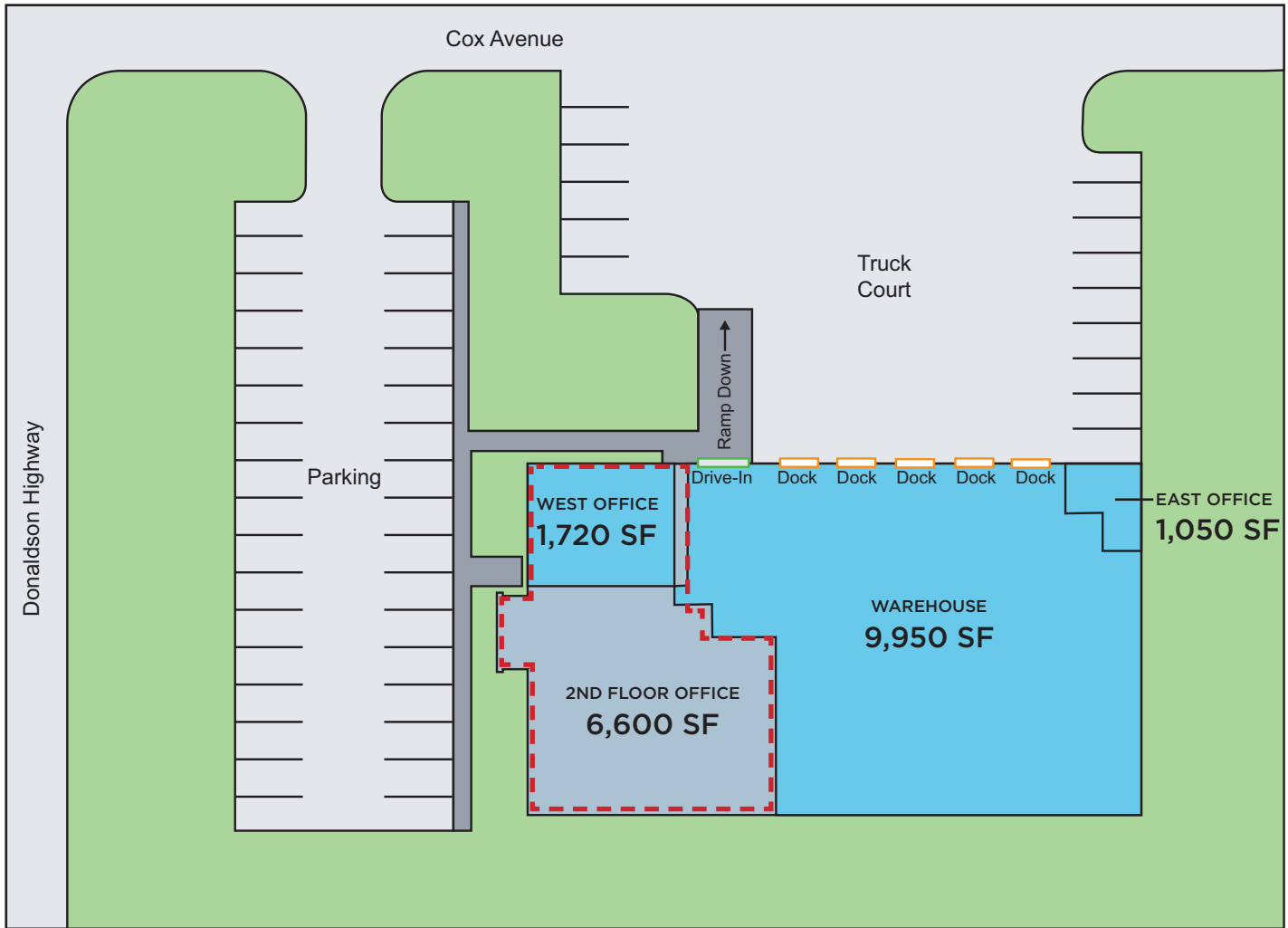
**CUSHMAN &  
WAKEFIELD**

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## SITE PLAN





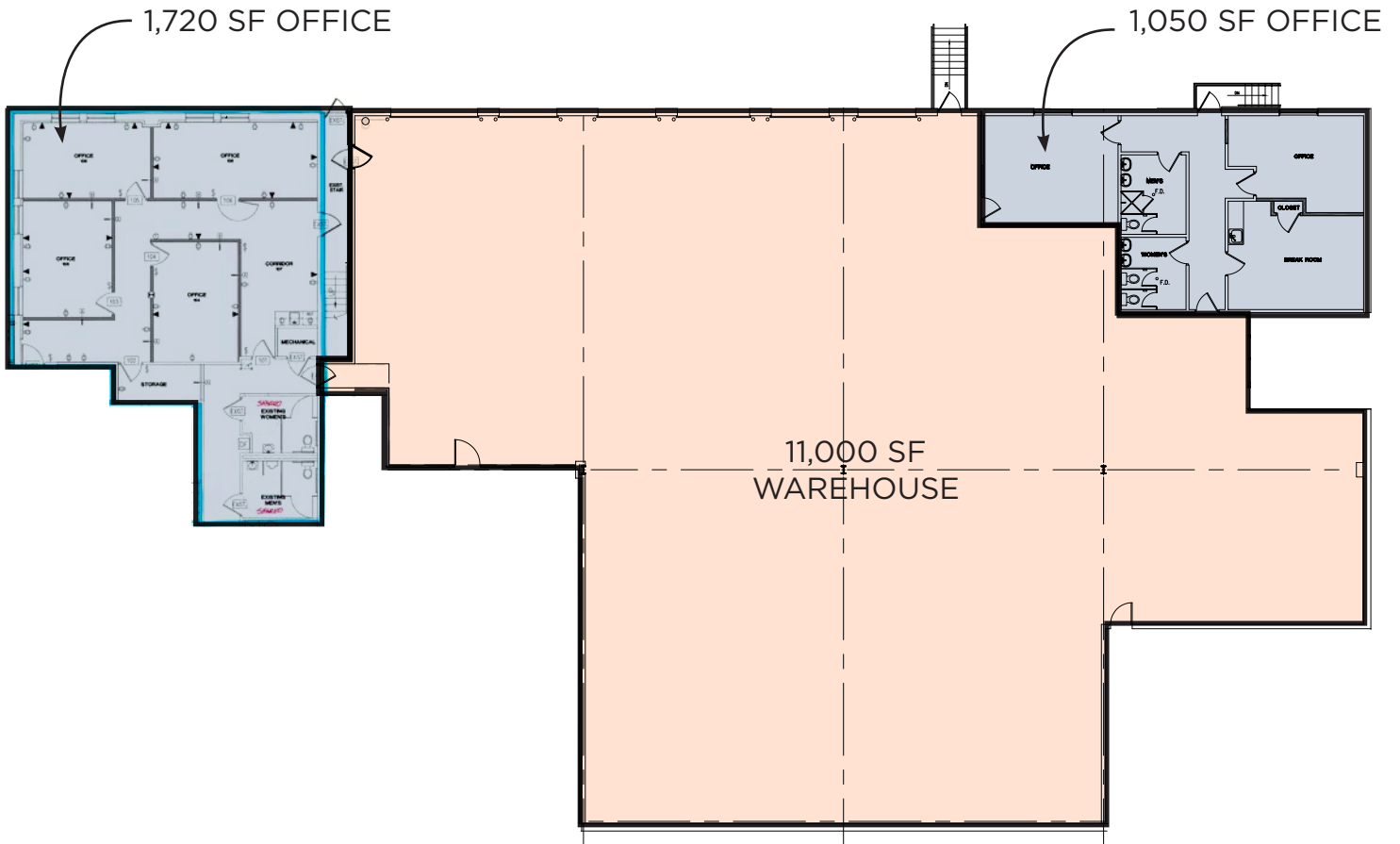
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## 1ST FLOOR WAREHOUSE/OFFICE SPACE





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## 2ND FLOOR OFFICE SPACE

6,600 SF OFFICE

