



## 351 KENTON LANDS, ERLANGER, KY 41018 – KENTON COUNTY

AVAILABLE FOR LEASE



### PROPERTY HIGHLIGHTS

 **65,500 Total SqFt**

- Class A new construction completed by Summer 2020
- Suites available from 6,500 SqFt (50'x130')
- Docks/drive-in's
- Offices to suit
- Minutes to I-75, I-275, CVG (Greater Cincinnati Northern Kentucky International Airport)
- Minutes to new Amazon Prime Air Hub

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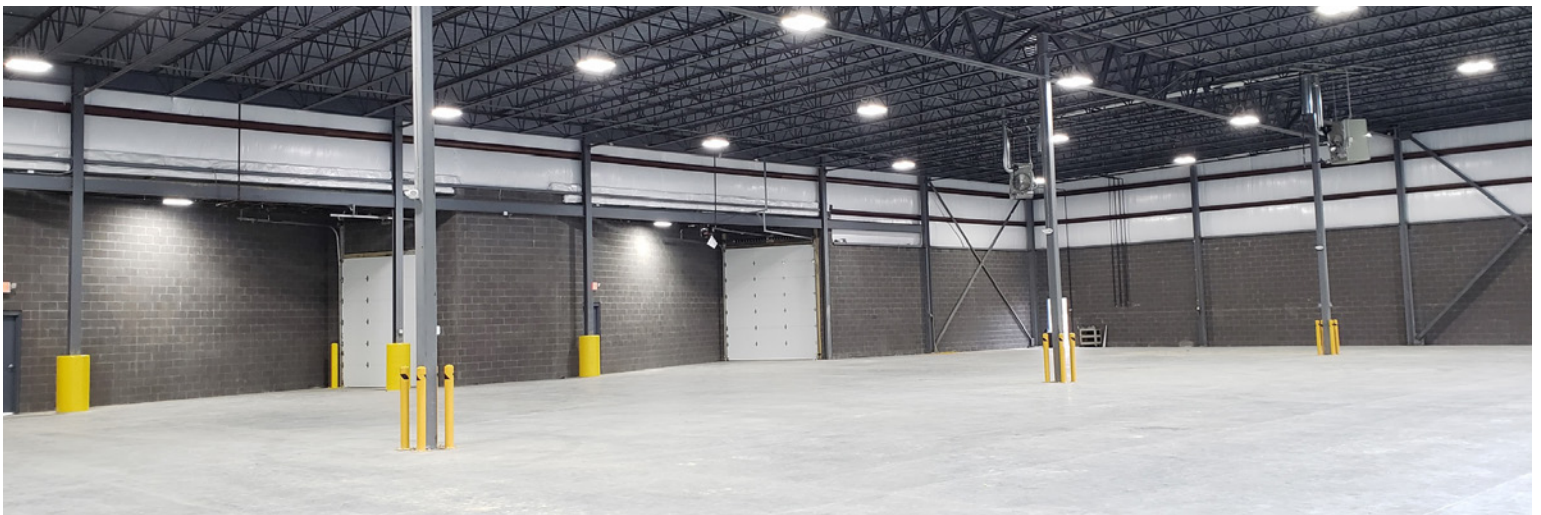
### BUILDING 1

Total SqFt:	45,500 (350'x130')
Warehouse SqFt:	45,500
Office SqFt:	To suit
Clear Height:	22'
Year Built:	2019/2020
Type Construction:	Structural Steel and Concrete Block
Lighting:	LED
Column Spacing:	50'x65'
Dock doors:	Seven (7) - 10'x12' with mechanical pit levelers, seals, and shelters
Drive-in doors:	Seven (7) - 12'x14' with motorized openers
Sprinkler:	Yes - Wet System
Electrical Service:	208/3-phase (expandable)
Heat:	Natural gas-fired unit heaters
Roof:	60 mil PVC
Truck court:	125' heavy duty asphalt
Parking Lot:	Sixty-Nine (69) spaces
Restrooms:	To suit

### BUILDING 2

Total SqFt:	20,000 (200'x100')
Warehouse SqFt:	20,000
Office SqFt:	To suit
Clear Height:	22'
Year Built:	2019/2020
Type Construction:	Structural Steel and Concrete Block
Lighting:	LED
Column Spacing:	50'x50'
Dock doors:	One (1) - 10'x12' with mechanical pit leveler, seal, and shelter
Drive-in doors:	One (1) - 12'x14' with motorized opener
Sprinkler:	Yes - Wet System
Electrical Service:	208/3-phase (expandable)
Heat:	Natural gas-fired unit heaters
Roof:	60 mil PVC
Truck court:	75' heavy duty asphalt
Parking Lot:	Forty (40) spaces
Restrooms:	To suit

## SAMPLE PHOTO

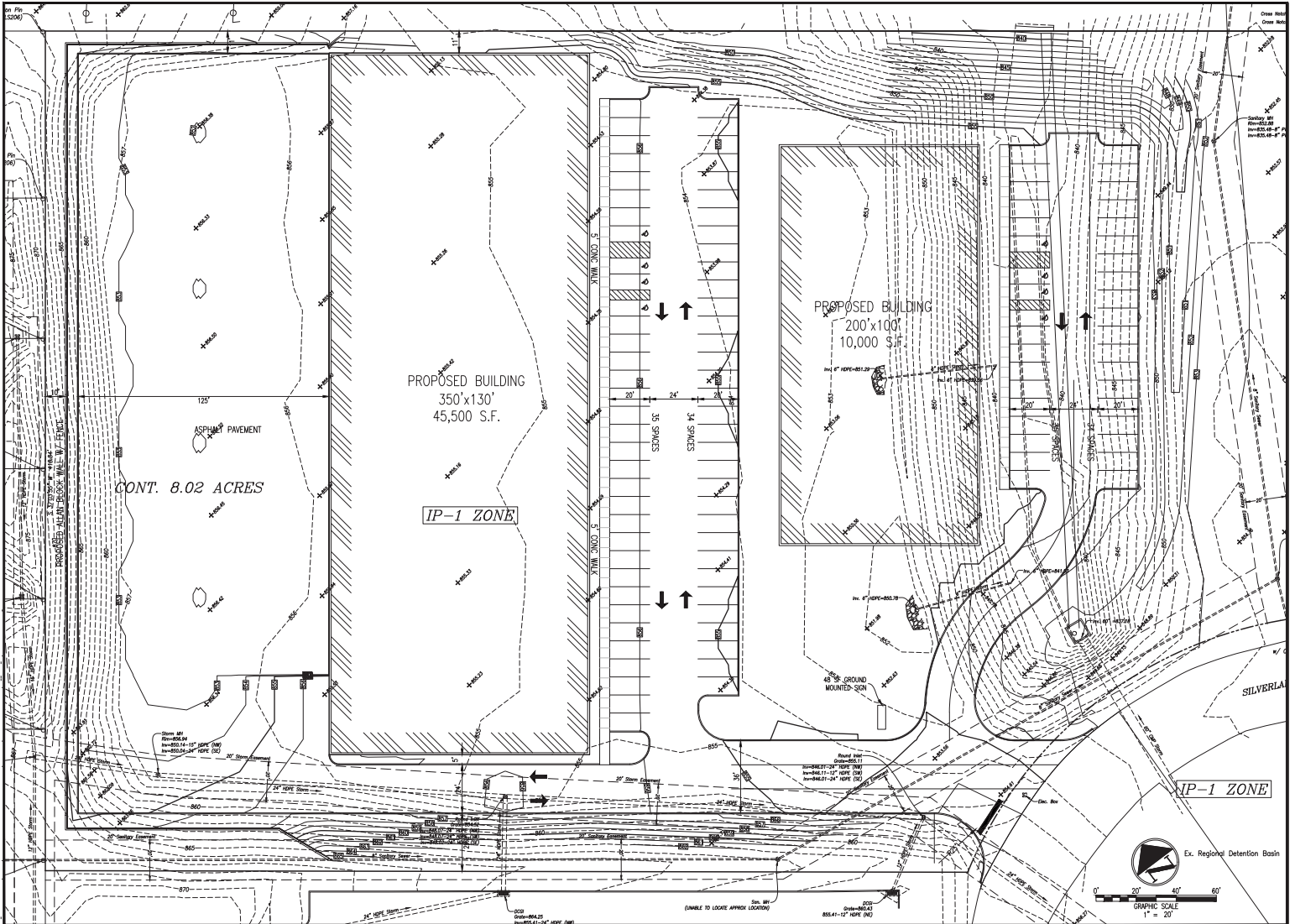


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ERLANGER, KY

## SITE PLAN



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# 351 KENTON LANDS

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## PARCEL OUTLINE



## SAMPLE PHOTO/EXTERIOR DESIGN



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# 351 KENTON LANDS ERLANGER, KY

## RENDERINGS



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