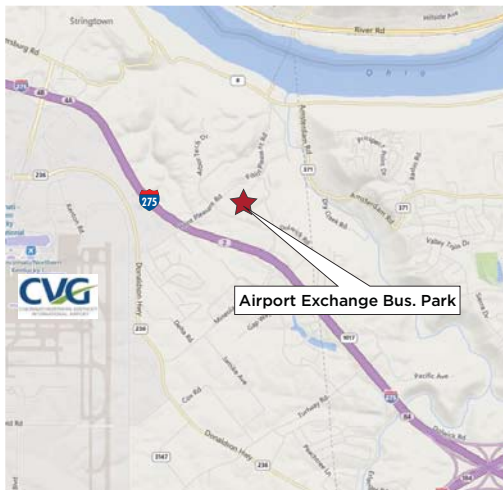




## Office/Warehouse with Great Interstate Access



- **10,143 SF Available**

- High-profile industrial park
- Northwest quadrant of I-275 and Mineola Pike
- Industrial zoning (I-1, Boone County)
- Less than one mile from Cincinnati/N. Kentucky International Airport
- 15 minutes to Downtown Cincinnati
- No city earnings tax
- One mile to I-75/71

This property owned by



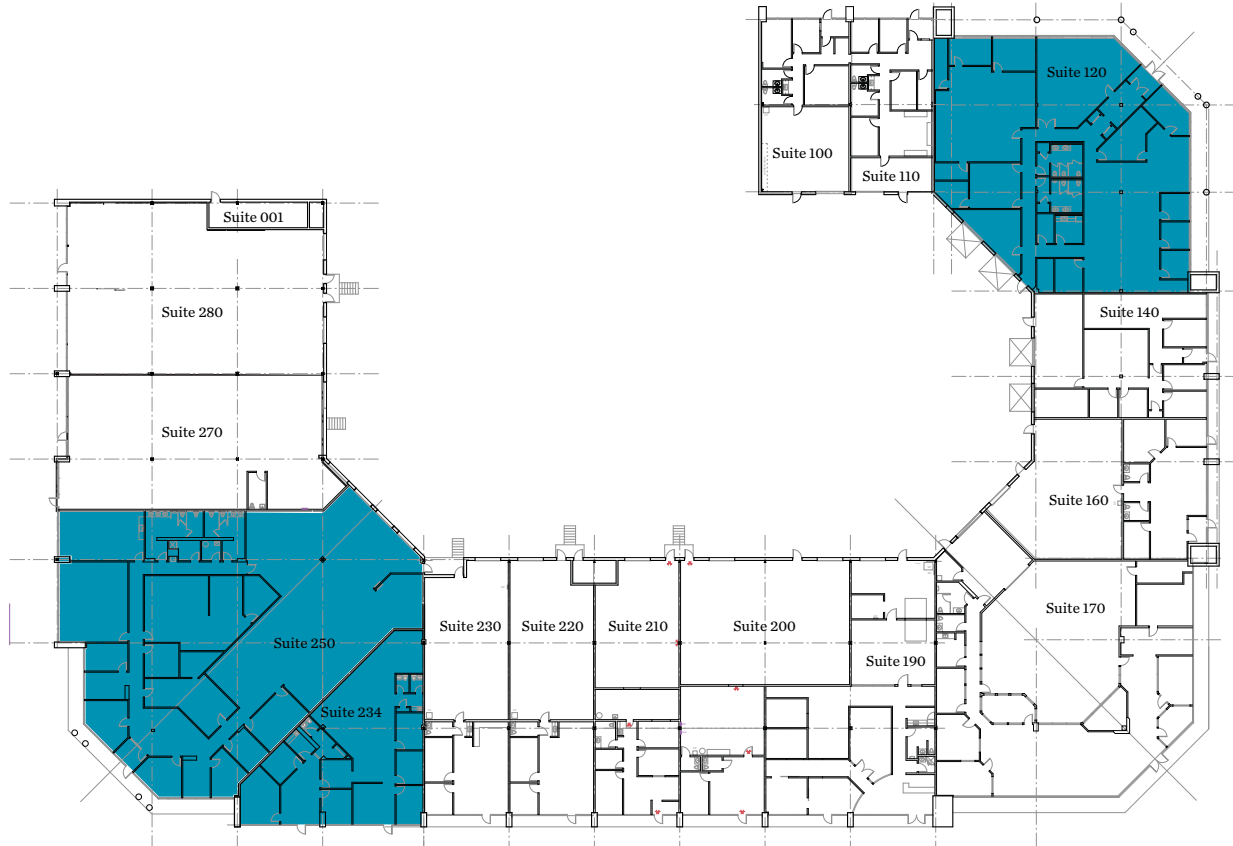
For more information, contact:

**Jeffrey R. Bender, SIOR, CCIM**  
513.763.3046  
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201 E Fourth Street  
Suite 1800  
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F: 513.421.1215  
www.cushmanwakefield.com

# Airport Exchange Business Park A

1895 Airport Exchange Blvd., Erlanger, KY 41018



Airport Exchange Business Park is a 7-building, 596,000 sf industrial park located less than one mile from the Cincinnati/N. Kentucky International Airport and two miles from the I-75/71 corridor, making it an ideal location for distribution, light manufacturing, and office/warehouse users.

### Property Specifications

- 2,706 - 10,143 SF Available
- 2,706 - 7,143 SF Office
- 16' clear
- 30' x 30' column spacing

For more information, contact:

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FOR LEASE

# Airport Exchange Business Park A

1895 Airport Exchange Blvd., Erlanger, KY 41018

<b>Total Building Area:</b>	63,600 square feet	<b>Sprinkler System:</b>	Wet system. 165-degree high temp heads. 0.21 GPM/1,500 sf. Ordinary Hazard Group III.
<b>Available Area:</b>		<b>Lighting:</b>	
Suite 120:	7,145 square feet, 7,145 SF office. 2 drive-ins <b>\$7.25/sf NNN</b>	Exterior:	175-watt metal halide
Suite 234:	2,706 square feet, 2,706 SF office. <b>\$5.95/sf NNN</b>	Warehouse:	Energy efficient fluorescent
Suite 250:	10,143 square feet, 7,143 SF office. 3 docks. <b>\$5.95/sf NNN</b>	<b>HVAC:</b>	Suspended gas-fired electric strike unit heaters. 65°F inside and 0°F outside
<b>Year Built:</b>	1993	<b>Utilities:</b>	
<b>Construction Type:</b>	Steel columns, beams, and bar joists. Masonry block. 1.25" thermax insulation on interior R=11.	Electric:	Owen Electric (859.283.5800) 208v, 3-phase, 4-wire to building electrical room.
<b>Column Spacing:</b>	30' x 30'	Gas:	Duke Energy (800.544.6900). 2" steel pipe to building electrical room.
<b>Bay Size:</b>	30' x 90'	Water:	Boone County Water & Sewer (859.586.6155). 3" domestic water main. 0.5 - 2.5" domestic water line located in the floor slab 15' from wall. 8" fire main. Sanitation District No. 1 (859.578.7450). 8" line from building to 8" sanitary main. 6" line located 25' from front wall.
<b>Ceiling Height:</b>	16' clear	Sewer:	Cincinnati Bell (513.565.2210) Spectrum Cable (866.481.7927)
<b>Floors:</b>	5" reinforced concrete over 3" granular base. 4,000 psi.	<b>Telephone/Data:</b>	
<b>Roof:</b>	White metal roof deck with 2" ISO foam insulation board covered with ballasted Firestone 45-mil single-ply membrane. R=15. Exterior roof drains.	<b>Parking:</b>	225 spaces (3.5/1,000 sf)
<b>Truck Doors:</b>	8' x 10' docks. 10' x 10' drive-ins. 24-gauge, metal panel, insulated, 48" above pavement	<b>Zoning:</b>	I-1, Boone County
<b>Truck Court:</b>	8.5" asphalt, 6" base, and 127' concrete apron	<b>Governing Jurisdiction:</b>	Unincorporated Boone County
		<b>Operating Expenses (2017):</b>	\$2.03/sf/year

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