

ERLANGER, KY 41018



FOR LEASE



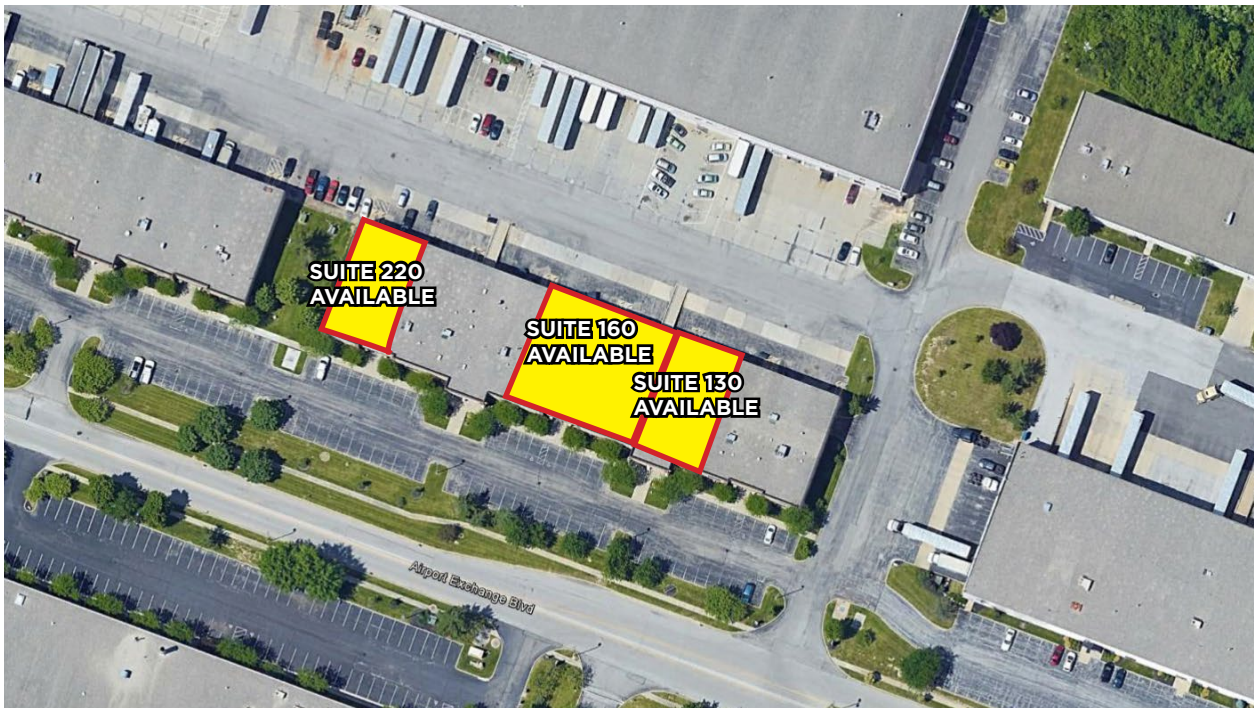
1830 AIRPORT EXCHANGE

ERLANGER, KY 41018

LOCATION	Hebron, KY (Boone County)
TOTAL SIZE	34,200 SF
AVAILABLE SIZE	See Next Page
YEAR BUILT	1990
CONSTRUCTION	Steel Column & Beams
CLEAR HEIGHT	18'
COLUMN SPACING	30'x30'
ROOF	45-mil single-ply membrane

PARKING	150
ZONING	I-1; Light Industrial
SPRINKLERS	Wet
ELECTRIC	480/277-volt, 3-phase
HVAC	Suspended gas-fired unit heaters
LIGHTING	LED
OPEX	\$2.46/SF

AERIAL

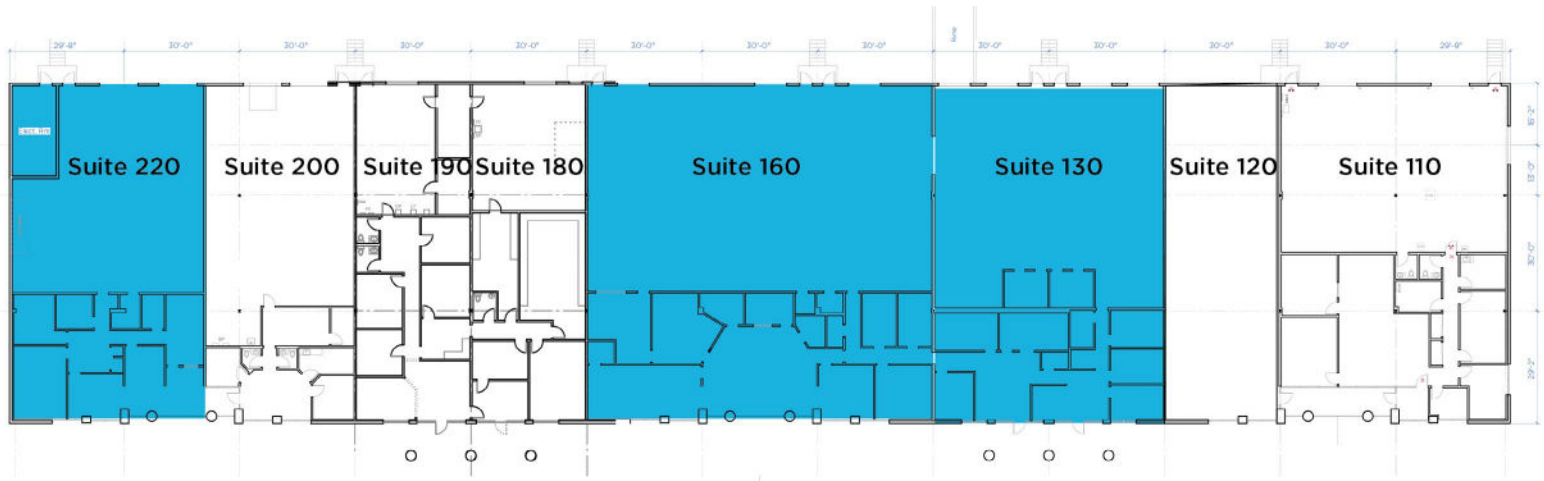


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1830 AIRPORT EXCHANGE

ERLANGER, KY 41018

SITE PLAN



UNIT #	SPACE SF	WAREHOUSE SF	OFFICE SF	DOORS	LEASE RATE
SUITE 220	4,300 SF	2,700 SF	1,600 SF	2 Docks	NEGOTIABLE
SUITE 130	5,100 SF	2,640 SF	2,460 SF	3 Docks/ 1 DI Door	NEGOTIABLE
SUITE 160	8,100 SF	6,025 SF	2,075 SF	3 Docks	NEGOTIABLE

FOR LEASE

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AERIAL LOCATION



For more information, contact:

SEATTLE STEIN
+1 513 763 3027
seattle.stein@cushwake.com

JEFF BENDER, SIOR, CCIM
+1 513 763 3046
jeff.bender@cushwake.com

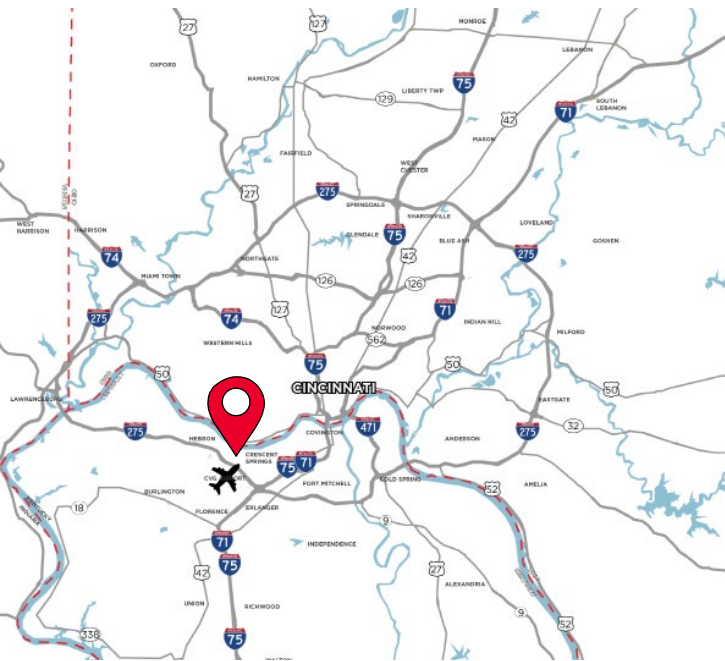
201 E. Fourth Street, Suite 1800
Cincinnati, OH 45202
P: +1 513 421 4884
cushmanwakefield.com

FOR SUBLEASE
1845 AIRPORT
EXCHANGE BLVD.
 ERLANGER, KY 41018

SUBLEASE RATE: \$8.25/SF + \$2.12/SF

PROPERTY HIGHLIGHTS

- Suite 230 Available!
- 19,200 Total SF
- 5,600 SF Office
- (5) Dock Doors
- (1) Drive-in Door
- **Sublease expires: 6/30/2028**
- No City Earnings Tax
- Less than one mile from Cincinnati/
Northern Kentucky International Airport



For more information, contact:

Seattle Stein
 Director
 +1 513 763 3027
 seattle.stein@cushwake.com

Jeff Bender, SIOR, CCIM
 Executive Vice Chair
 +1 859 653 1346
 jeff.bender@cushwake.com

201 E. Fourth Street, Suite 1800
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FOR SUBLEASE

1845 AIRPORT EXCHANGE

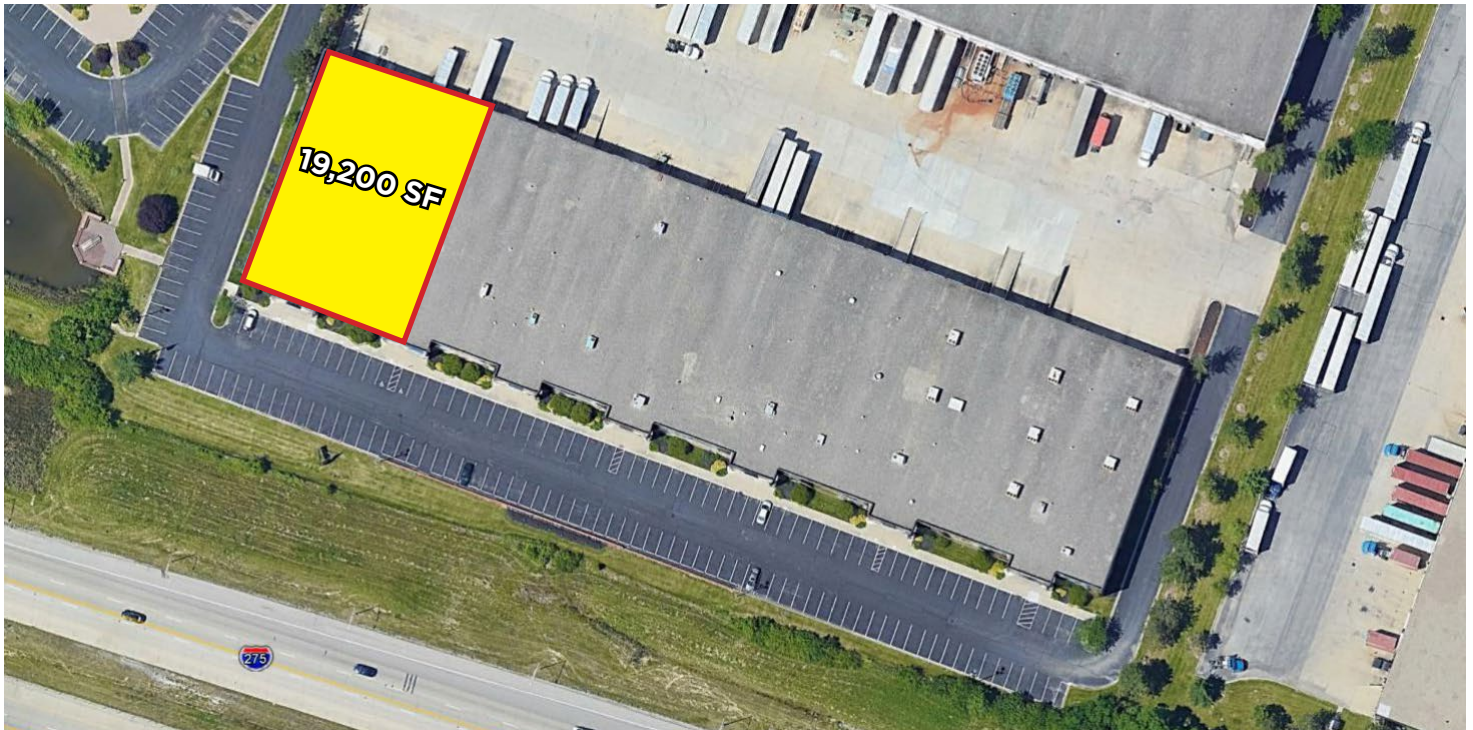
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BUILDING SPECIFICATIONS

SUBLEASE RATE: \$8.25/SF + \$2.12/SF

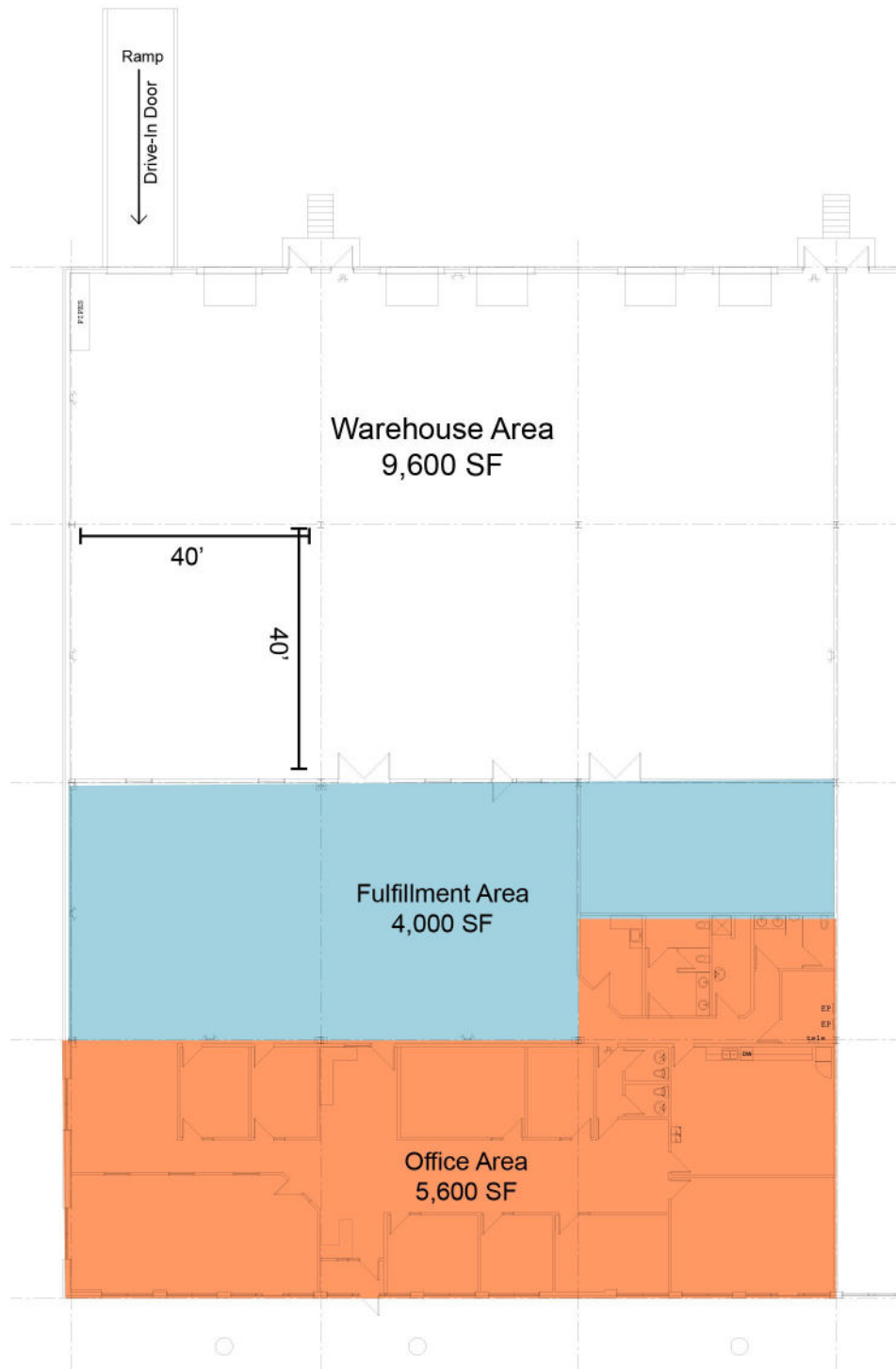
BUILDING SIZE	99,200 Total SF	LIGHTING	T-8 fluorescent
AVAILABLE SIZE	Suite 230: 19,200 SF	HVAC	suspended gas-fired unit heaters
OFFICE SIZE	5,600 SF	DOCK DOORS	(5) Dock Doors
YEAR BUILT	1988	DRIVE-IN DOORS	(1) Drive-In Door
JURISDICTION	Unincorporated Boone County	TRUCK COURT	7' concrete, 160' depth (shared)
ZONING	I-1, Light Industrial	AUTO PARKING	245 auto stalls
CONSTRUCTION	CMU with brick facade	ELECTRIC	480/277-volt, 3-phase, 4-wire to building
CLEAR HEIGHT	20'	GAS	www.duke-energy.com
COLUMN SPACING	40' x 40'	WATER	www.boonewater.com
ROOF	Single-ply ballasted EPDM	SEWER	www.sdl.org
FIRE SUPPRESSION	Wet system	DATA	www.spectrum.com

SITE AERIAL



FOR SUBLEASE
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BUILDING FLOOR PLAN



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Seattle Stein

Director

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Jeff Bender, SIOR, CCIM

Executive Vice Chair

+1 859 653 1346

jeff.bender@cushwake.com

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1850 AIRPORT EXCHANGE

Dalfen
INDUSTRIAL

 **CUSHMAN &
WAKEFIELD**



A map of the Cincinnati, Ohio area. Major highways are shown in grey with their respective shields (Interstates 75, 74, 71, 50, 275, 27, 126, 42, 32, 18, 9; State Routes 129, 127, 56, 30, 32, 10). The city of Cincinnati is labeled in the center. A red location pin is placed on the western side of the city, near the intersection of I-75 and I-275. A black airplane icon is located just south of the red pin, near the intersection of I-75 and I-71. Various surrounding towns and cities are labeled, including Oxford, Harrison, Liberty Township, Mason, Loveland, Gooden, Indian Hill, Milford, Eastgate, Anderson, Amelia, Independence, Erlanger, Florence, Burlington, Vinton, Crescent Township, Fort Mitchell, and Old Spring. The Ohio River is shown on the left side of the map, flowing into the Mississippi River. The map also shows several smaller roads and water bodies.

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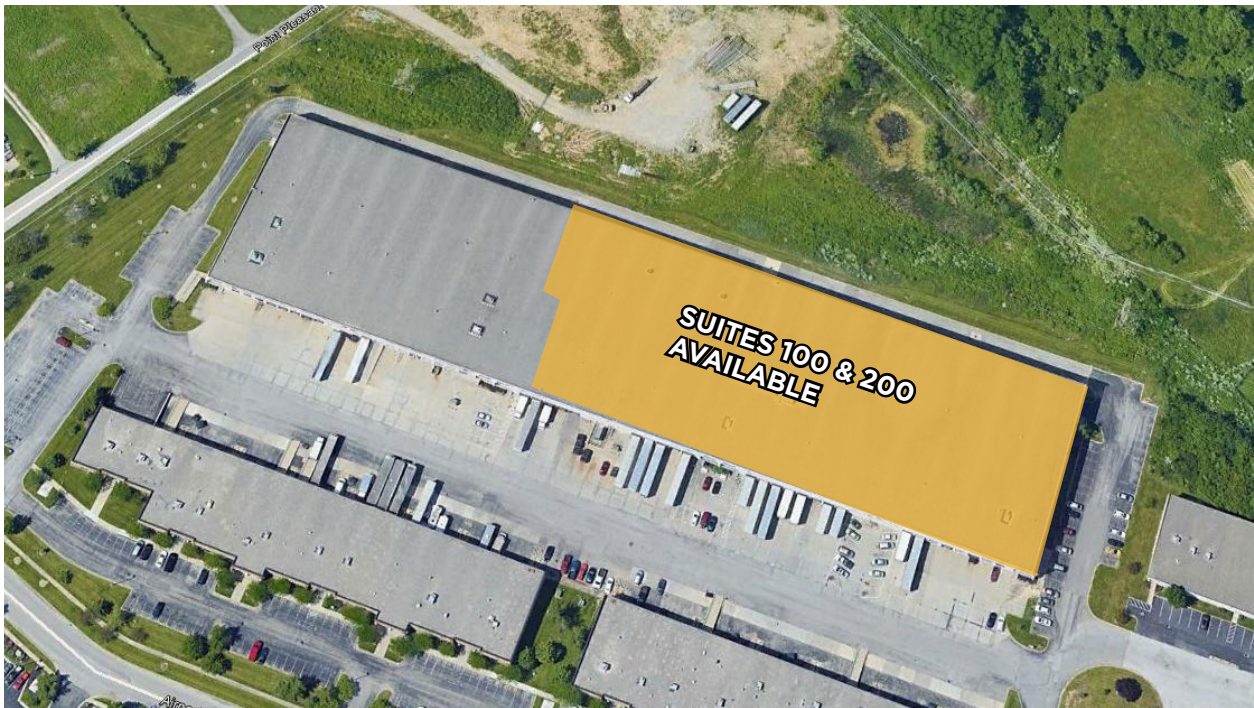
1850 AIRPORT EXCHANGE

ERLANGER, KY 41018

LOCATION	Hebron, KY (Boone County)
TOTAL SIZE	175,040 SF
AVAILABLE SIZE	51,520 - 115,200 SF
OFFICE SIZE	2,879 SF
YEAR BUILT	1990
CONSTRUCTION	Tilt-up panels
CLEAR HEIGHT	24'
COLUMN SPACING	40' x 40' (8,000 SF)
FLOORS	6" Unreinforced Concrete

PARKING	70+ Shared Parking
ZONING	I-1; Light Industrial
DOCK DOORS	(24) 9' x 10' Dock Doors
DRIVE-IN DOORS	(2) 12' x 14' Drive-in Doors
SPRINKLERS	Wet System. 165-degree high temp heads. 0.26 GPM/3,000 sf. Ordinary Hazard Group III
ELECTRIC	1600 amps, 480/277 volt, 3Phase
HVAC	Suspended gas-fired
LIGHTING	LED

AERIAL

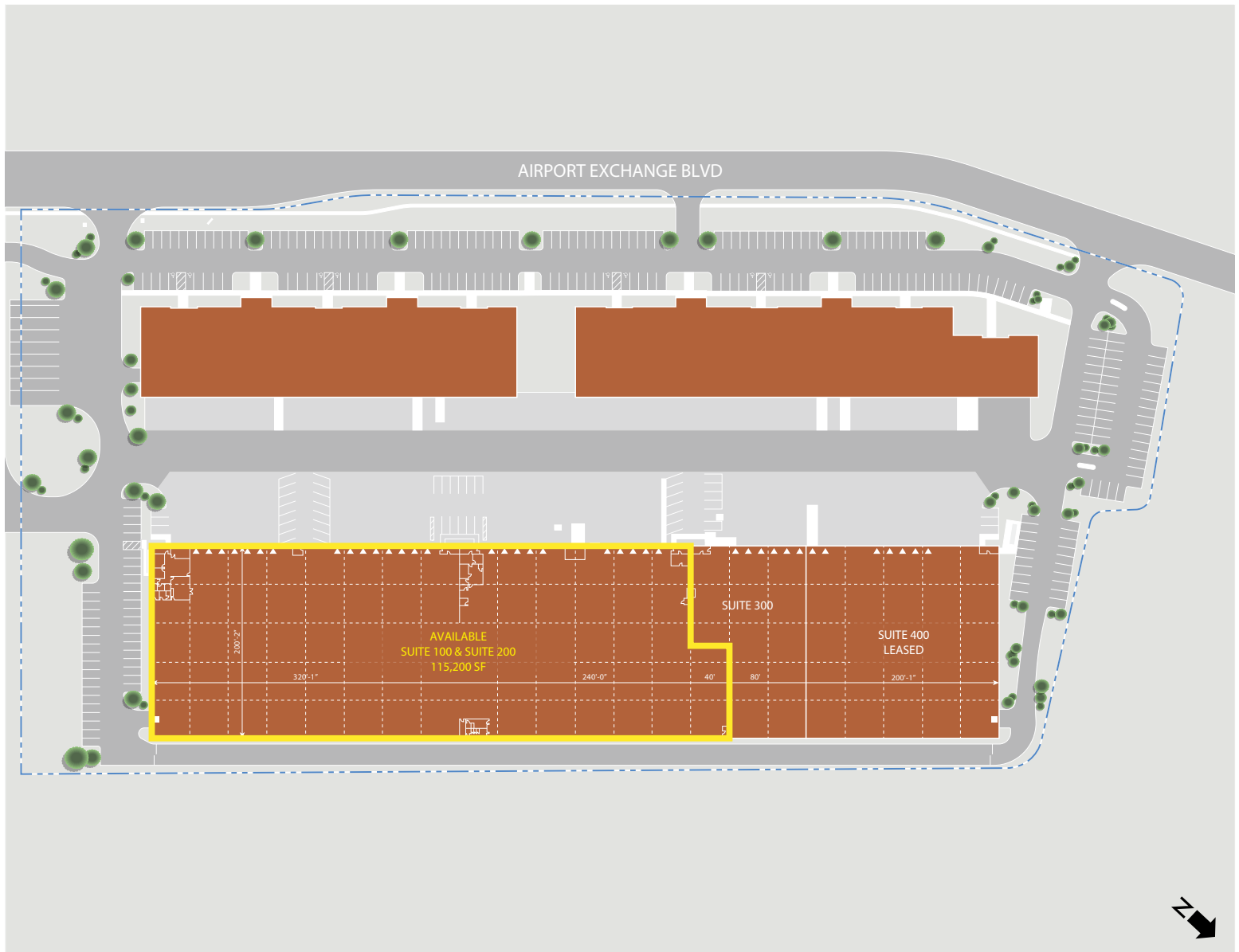


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SITE PLAN



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Dalfen
INDUSTRIAL

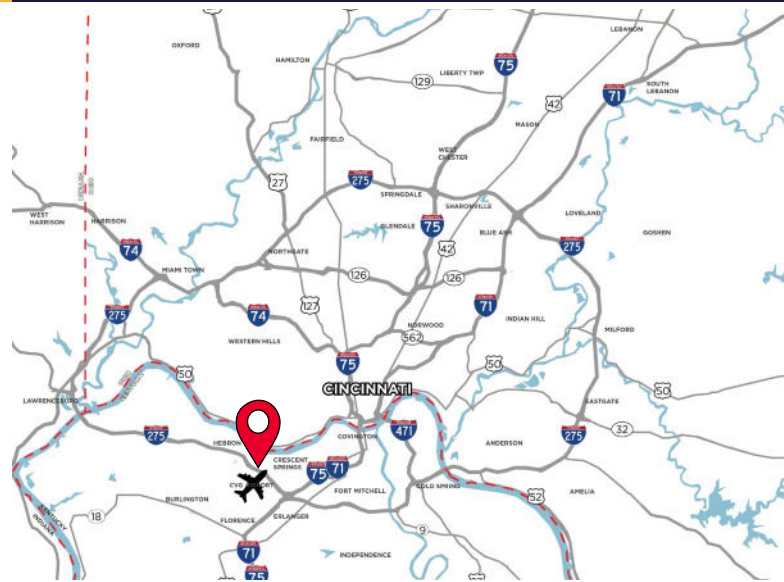
CUSHMAN & WAKEFIELD



OFFICE/WAREHOUSE

- Suites 170, 210, 220 Available
- Easy access to I-275 & I-75/71
- Close proximity to Cincinnati/N. Kentucky International Airport, DHL SuperCargo & Amazon Prime Air Hubs
- Nearby amenities include hotels, restaurants, & retail

MULTIPLE SUITES AVAILABLE



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LOCATION	Hebron, KY (Boone County)
TOTAL SIZE	63,600 SF
AVAILABLE SIZE	See Next Page
OFFICE SIZE	See Next Page
YEAR BUILT	1995
CONSTRUCTION	Tilt-up Concrete
CLEAR HEIGHT	20'
COLUMN SPACING	42' x 40'
ROOF	Single Ply Ballasted Roof

OPEX	\$2.94
PARKING	245 Auto Stalls
TRUCK DOORS	See Next Page
DRIVE-IN DOORS	See Next Page
SPRINKLERS	Wet System
ELECTRIC	208 volt, 3Phase, 4-2ire to building
HVAC	Suspended gas-fired
LIGHTING	Metal halide/ energy efficient fluorescent

AERIAL

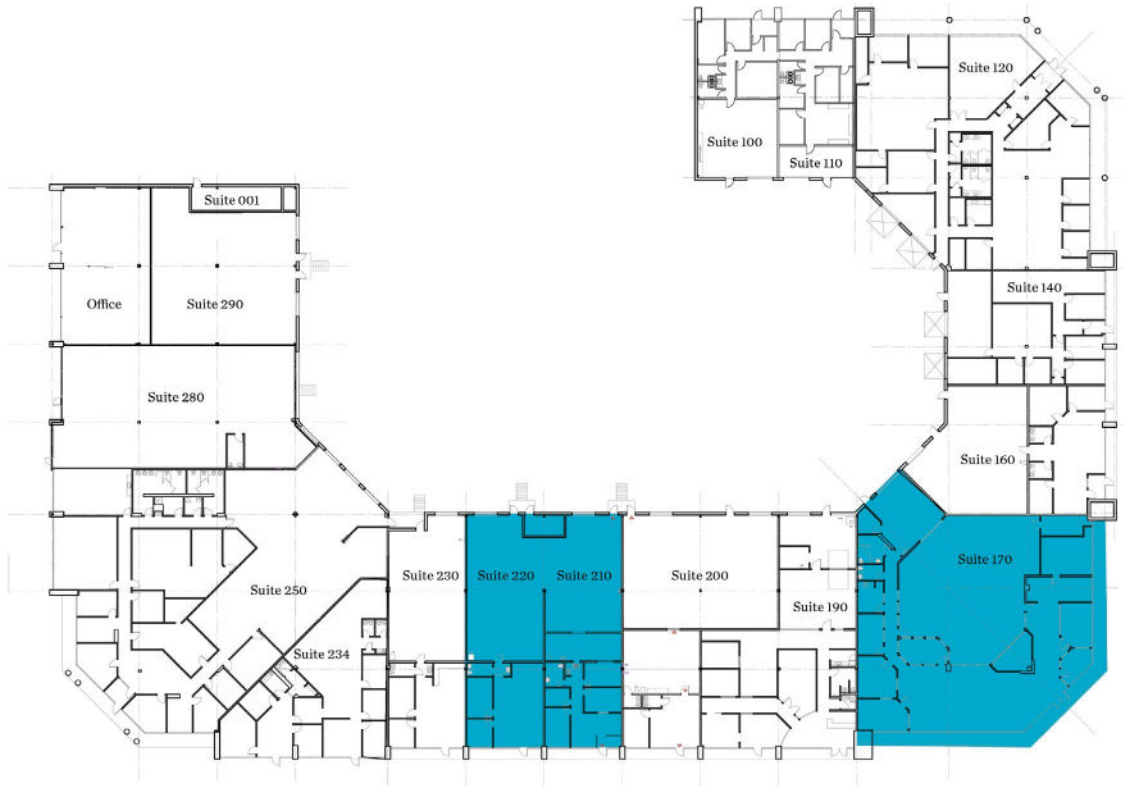


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SITE PLAN



UNIT #	SPACE SF	WAREHOUSE SF	OFFICE SF	DOORS	LEASE RATE
SUITE 170	7,568 SF	±568 SF	±7,000 SF	1 DI DOOR	NEGOTIABLE
SUITE 210	2,700 SF	1,600 SF	1,100 SF	1 DOCK	NEGOTIABLE
SUITE 220	2,700 SF	1,800 SF	900 SF	1 DOCK	NEGOTIABLE

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