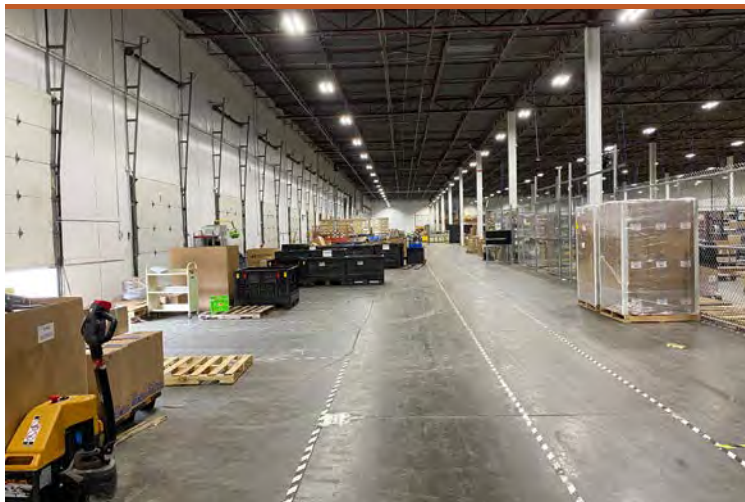




**3300 TURFWAY RD. ERLANGER, KY 41018**  
AVAILABLE FOR LEASE



**PROPERTY HIGHLIGHTS**

 **144,210 Total SqFt**

- Located in unincorporated Boone County with immediate access to I-275 and I-71/75
- Minutes to CVG International Airport and Amazon Prime Air Hub
- Spaces available from 24,000 – 144,210 SqFt
- I-1, Light Industrial, Boone County Zoning
- Newly renovated spaces

 **CLICK HERE FOR AERIAL VIDEO**

 **CLICK HERE FOR THE 360° TOUR**

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# 3300 TURFWAY RD

ERLANGER, KY

## PROPERTY DETAILS

Total SqFt:	24,000 – 144,210 SqFt
Warehouse SqFt:	134,210 SqFt
Office Space:	+/- 10,000 SqFt
Clear Height:	24'
Year Built:	1989
Type Construction:	Tilt-up concrete, fully insulated
Lighting:	LED's throughout
Column Spacing:	40'x40'; 40'x160 bays (6,400 SqFt)
Dock door:	Twenty (25) - 9'x10' with dock shelters/seals; 11 with mechanical pit levelers and 14 with edge of dock levelers

Drive-in door:	To suit
Sprinkler:	Wet system
Electrical Service:	480/277 volt, 3-phase, 4,000 amps
Heat:	Natural gas-fired unit heaters
Roof:	Rubber membrane
Truck court:	120'
Parking Lot:	75+ spaces
Restrooms:	Three (3) sets

## AERIAL VIEW



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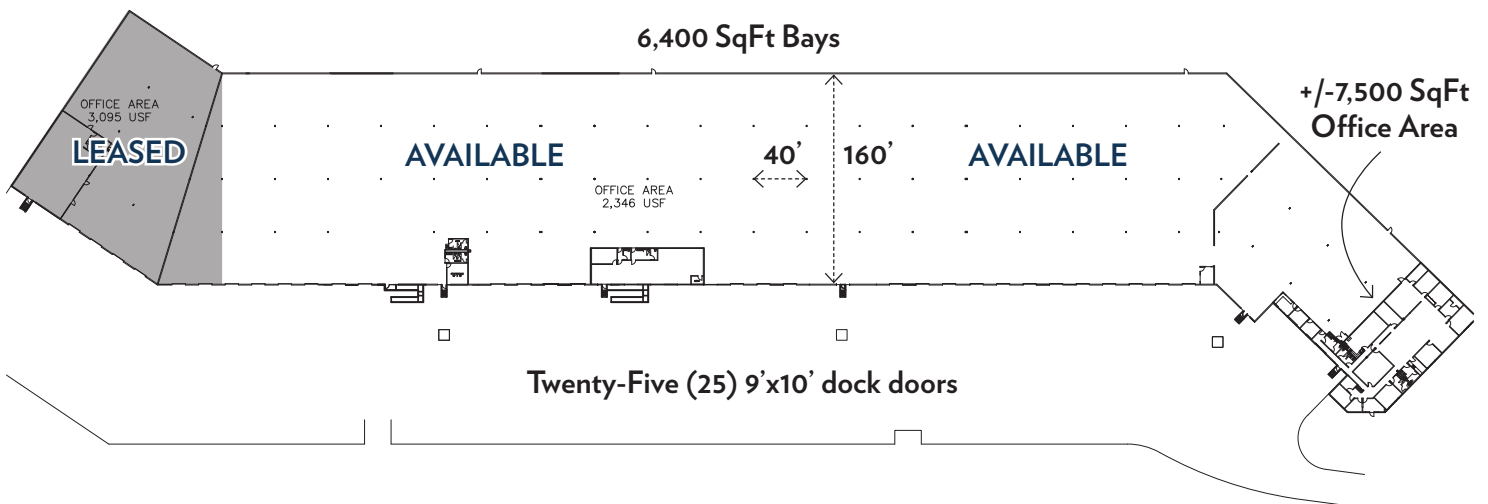
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## DISTANCE MAP



## FLOOR PLAN



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## ADDITIONAL PHOTOS



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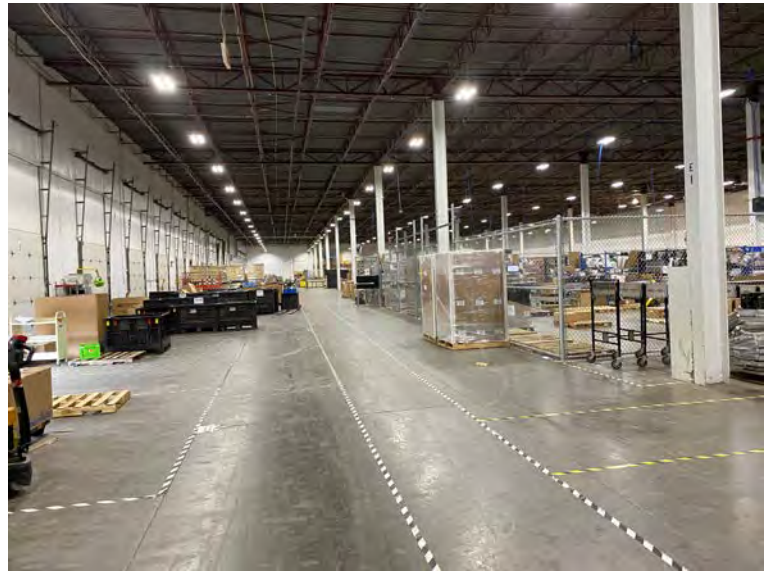
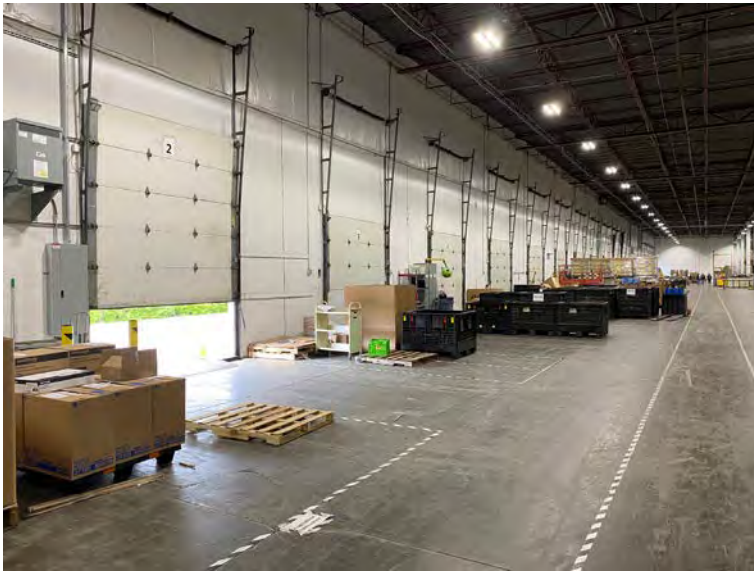
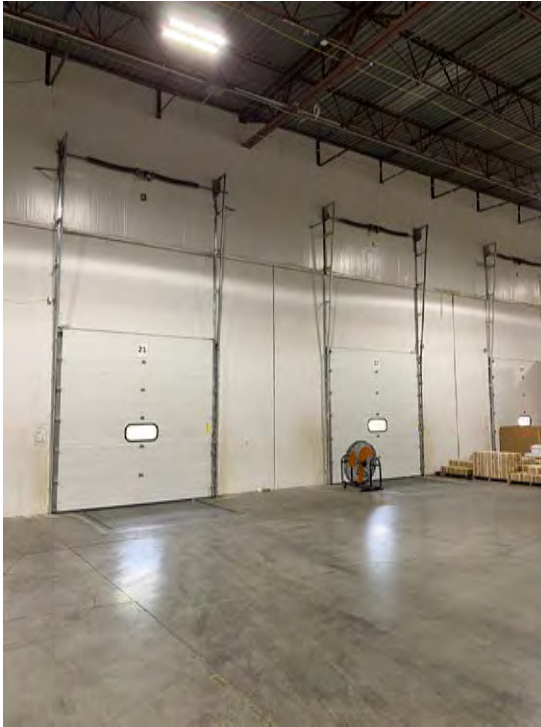
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## NKY AIRPORT SUBMARKET AREA MAP



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