



Industrial Space **For Lease**

400 Kenton Lands Road | Erlanger, KY

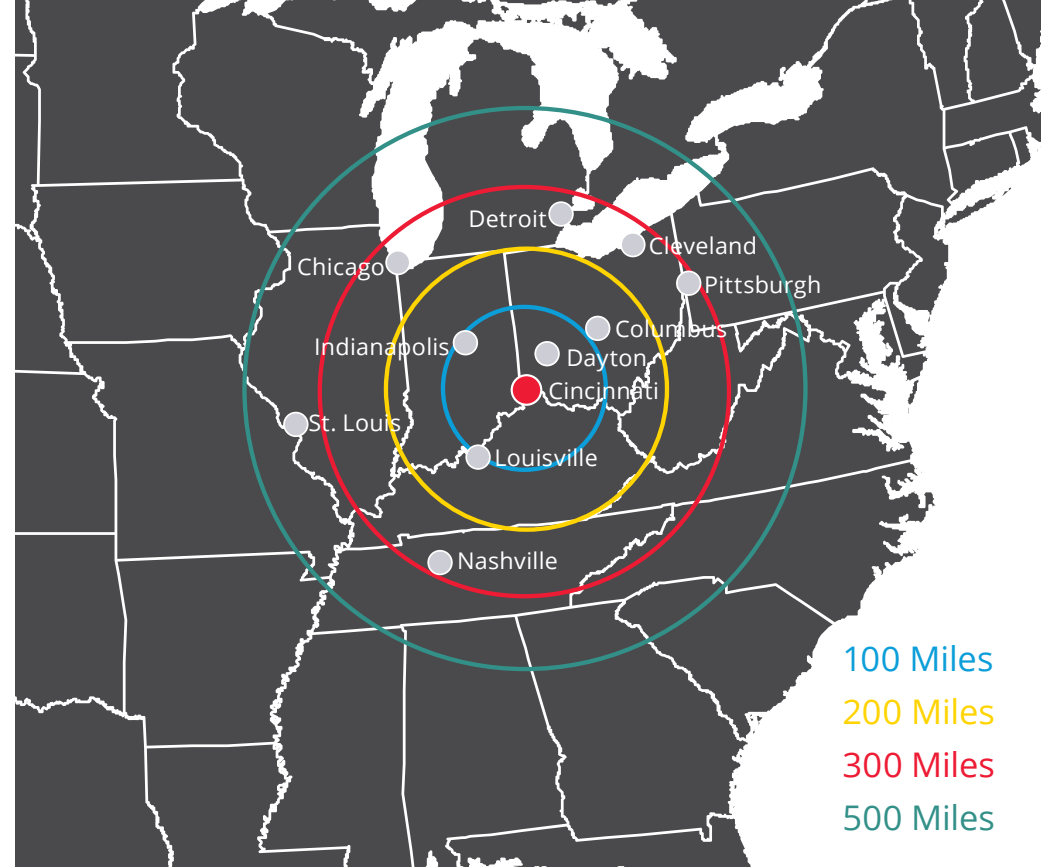
Airport Logistics Center

Warehouse/distribution center
centrally located near CVG Airport!



Property Details

| | |
|------------------------------|--|
| Total Building Area | 303,160 SF |
| Total Available Space | 146,426 SF (divisible to 50,000 SF) |
| Divisible | Divisible to 43,680 SF minimum |
| Overall Dimensions | 260' x 1,166" |
| Office Area | 2,522 Spec office |
| Zoned | I-1 |
| Acres | 24.80 acres |
| Type Construction | 8 1/2" thick tilt wall, insulated to R-13 |
| Clear Height | 32' clear throughout building for flexible rack utilization |
| Column Spacing | 50' x 56' column bay spacing; 60' speed bays |
| Dock Doors | 17 available docks (13 future) |
| Drive-In Doors | 1 - 12'x14' drive-in |
| Truck Court | 135' depth |
| Parking | 221 surface parking spaces; 91 future car parking spots; 17 future trailer parking |
| Lighting | LED |
| Sprinkler System | ESFR |
| HVAC | 80/20 make-up air units; 55° at 0° freeze protection |
| Floor Thickness | 7" concrete slab provides higher concentrated load carrying capacity for racking flexibility and better surface traffic durability |
| Electric | 1,000 amp, 480V, 3-phase building service with provisions for second service |
| Roofing | Mechanically fastened 60 mil TPO Roof with R-20.4 insulation meets upgraded codes and reduces energy costs |
| Clerestory Windows | Windows above exterior manual doors provide natural light for a better work environment |
| Painting | Interior side of precast painted white to better reflect light for brighter work environment |
| Caulking | Floor slab control joints in speed bays filled with MM-80 for better long-term use |



Distances to Major Cities:

1^h4^m

to Cincinnati

1^h16^m

to Louisville, KY

1^h50^m

to Columbus, OH

2^h6^m

to Indianapolis, IN

4^h4^m

to Nashville, TN

4^h18^m

to Detroit, MI

4^h41^m

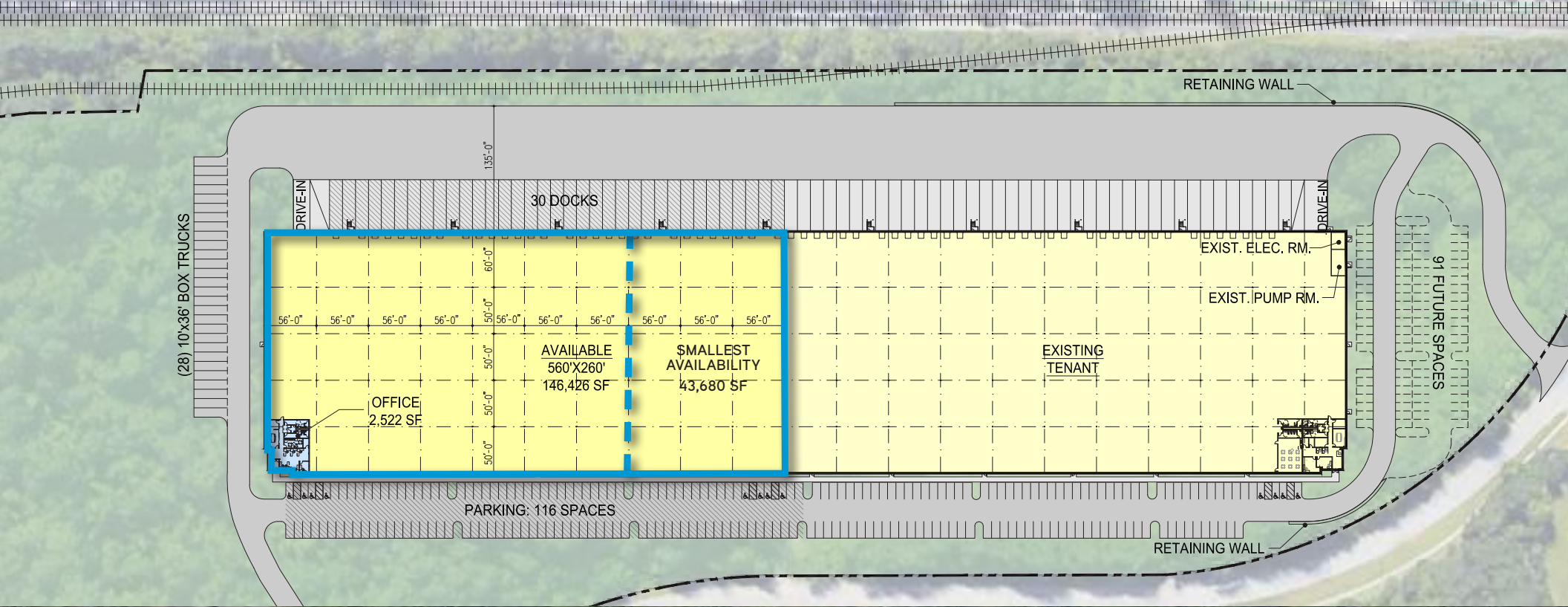
to Pittsburgh, PA

4^h47^m

to Chicago, IL

5^h24^m

to St. Louis, MO



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