FOR SALE OR LEASE

2711 CIRCLEPORT DRIVE

ERLANGER, KY 41018

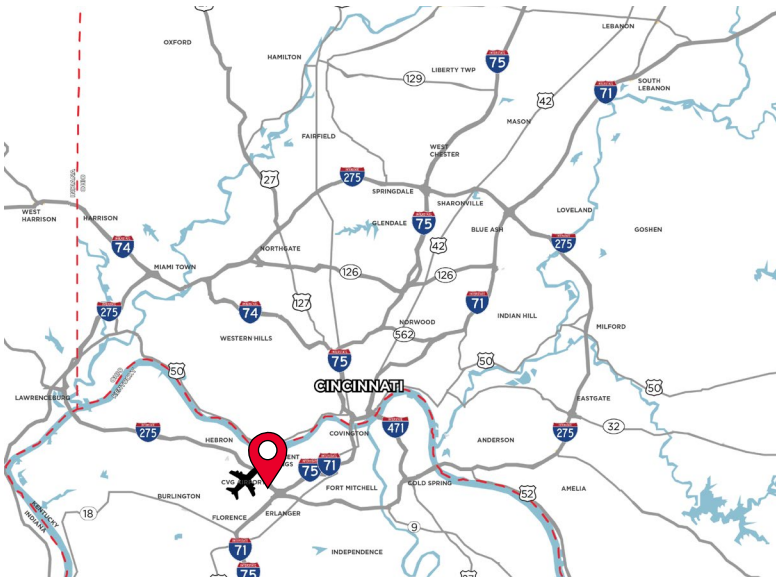
CUSHMAN & WAKEFIELD



LEASE RATE: $7.65/SF NNN

SALE PRICE: UNDISCLOSED

- 75,707 SF Available
- 7,380 SF Office
- 18’ Clear Height
- (6) Docks, (1) Drive-in Door
- No City Earnings Tax
- Less than one mile from Cincinnati/ Northern Kentucky International Airport (CVG)
- New roof to be installed in 2026
- Interior & exterior renovations beginning in 2026



For more information, contact:

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SEATTLE STEIN
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Cincinnati, OH 45202
P: +1 513 421 4884
cushmanwakefield.com

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CUSHMAN & WAKEFIELD

JURISDICTION	Boone County
ACRES	4.1081 Acres
AVAILABLE SIZE	75,707 SF
OFFICE SIZE	7,380 SF
YEAR BUILT	1987
CONSTRUCTION	Concrete Block
CLEAR HEIGHT	18’
COLUMN SPACING	32’ x 40’
PARKING	±58
ZONING	I-1, Light Industrial
FLOOR	Original 7” reinforced concrete

DOORS	(6) 9’ x 10’ docks; (1) Drive-in
FIRE SUPPRESSION	Wet System
ELECTRIC	1,200 amps, 480/277V, 3 phase
HVAC	Gas fired in warehouse
UTILITIES	
ELECTRIC	www.owenelectric.com
GAS	www.duke-energy.com
WATER	www.boonewater.com
SEWER	www.sd1.org
TELEPHONE	www.altafiber.com
DATA	www.spectrum.com

PROPERTY PARCEL



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CUSHMAN & WAKEFIELD

PHOTOS









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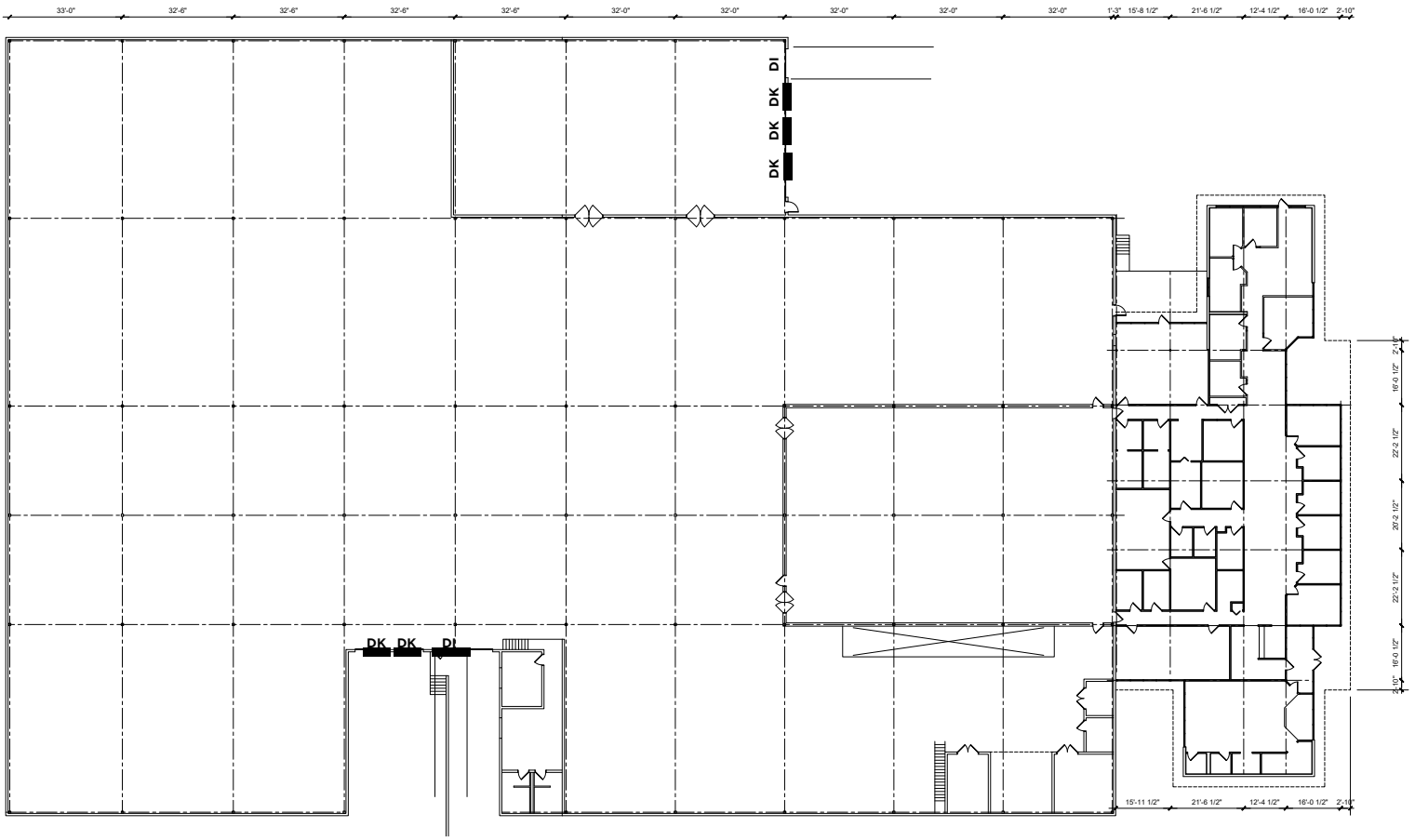
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FLOOR PLAN



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AERIAL LOCATION



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