

# ERLANGER COMMERCE CENTER

## MASTER PLAN

Erlanger Rd | Erlanger, KY 41018

**575,700 SF Available For Lease**

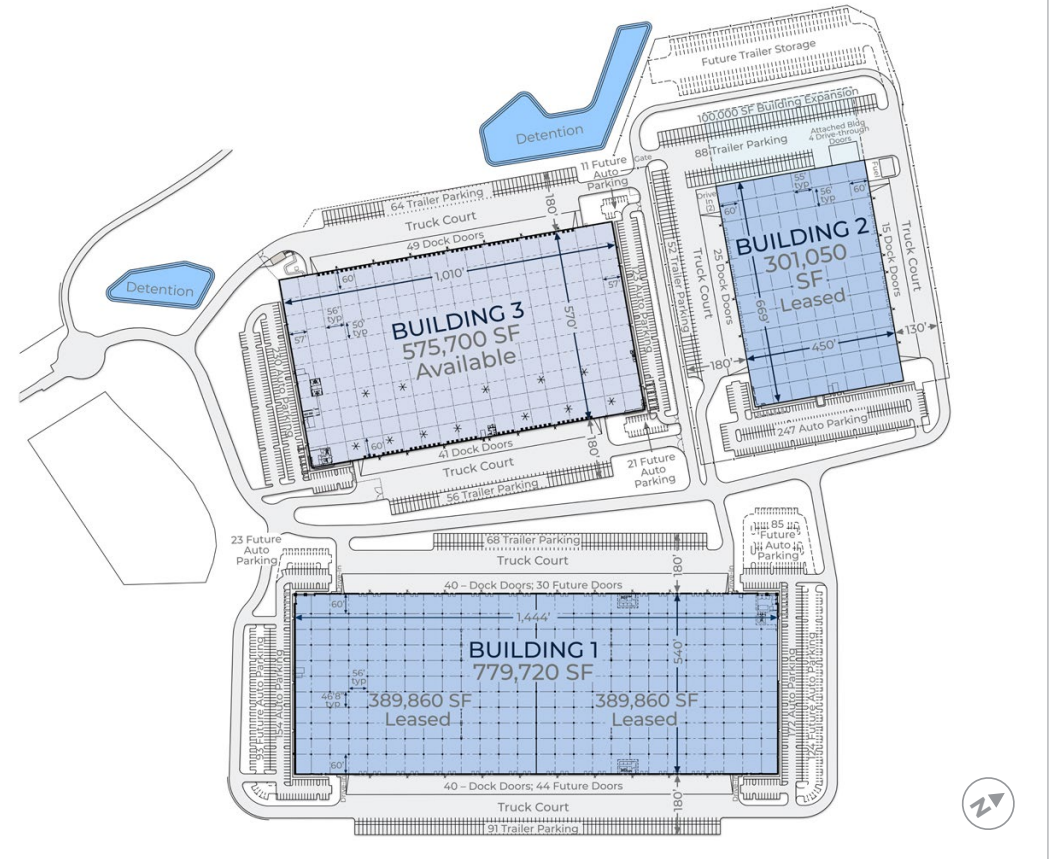
Erlanger Commerce Center is a master-planned Class A logistics park located in the greater Cincinnati market, directly east of Cincinnati / Northern Kentucky International Airport. An outstanding logistics location, this project is ideally located at the intersection of I-71, I-75, and I-275 with direct access, interstate frontage, and excellent visibility. Tenants will benefit from an in-place 30-year PILOT with fixed increases.



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## PROPERTY OVERVIEW



575,700 SF available



TPO roof



30-year PILOT in place with fixed increases



Roof-mounted gas-fired warehouse heating and exhaust fans



480 volt / 3-phase electrical service; capacity-to-suit



Office finish-to-suit



Cross dock configuration



36' clear height

### Development



### TODD BLANTON

901 682 4694 (o) | 205 229 3457 (c)  
todd.blanton@hillwood.com

### Leasing



### MIKE LOWE

513 369 1311 (o) | 513 235 1000 (c)  
mike.lowe@cbre.com

### Joint Venture Partner

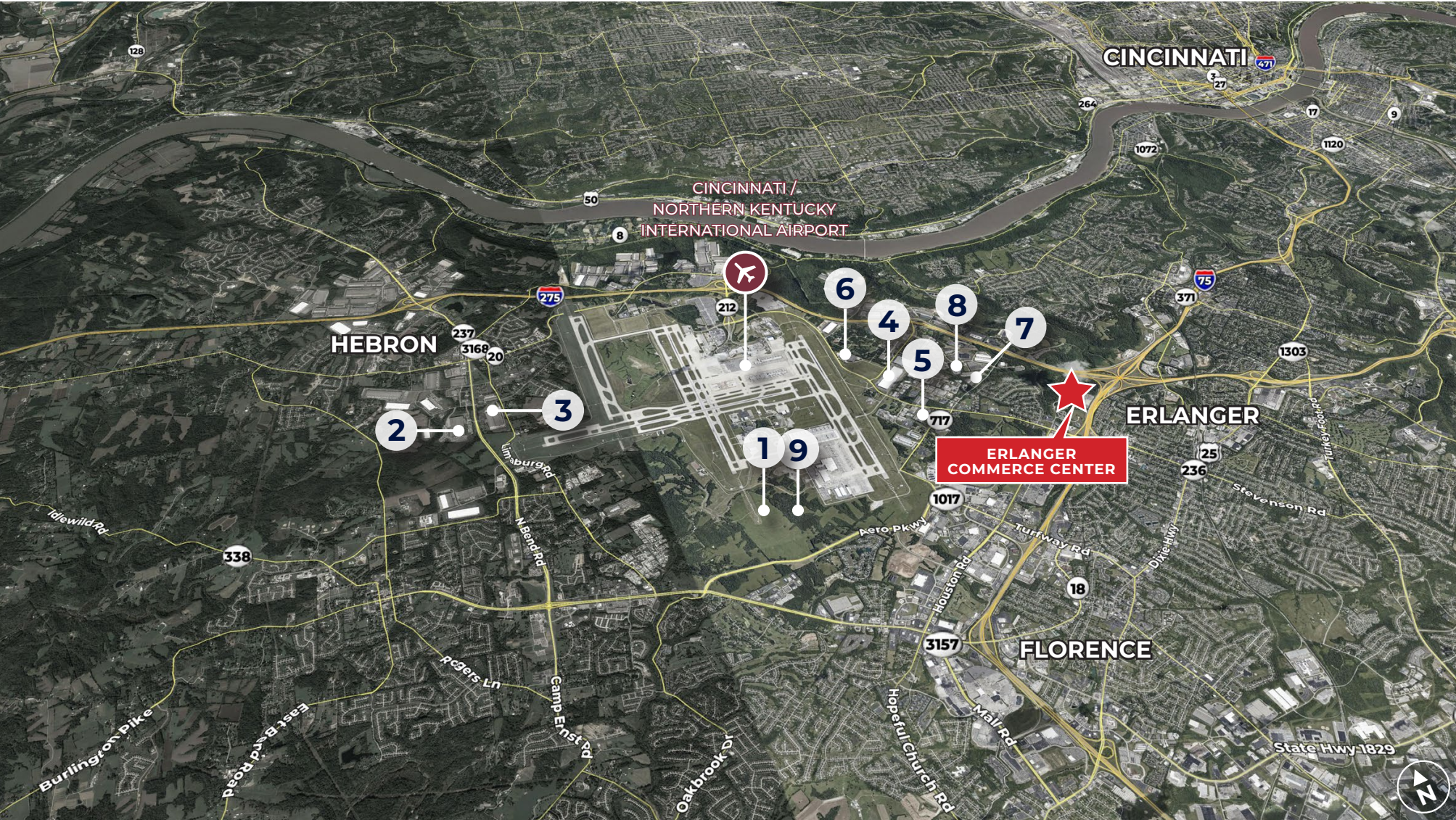




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## AREA INFORMATION



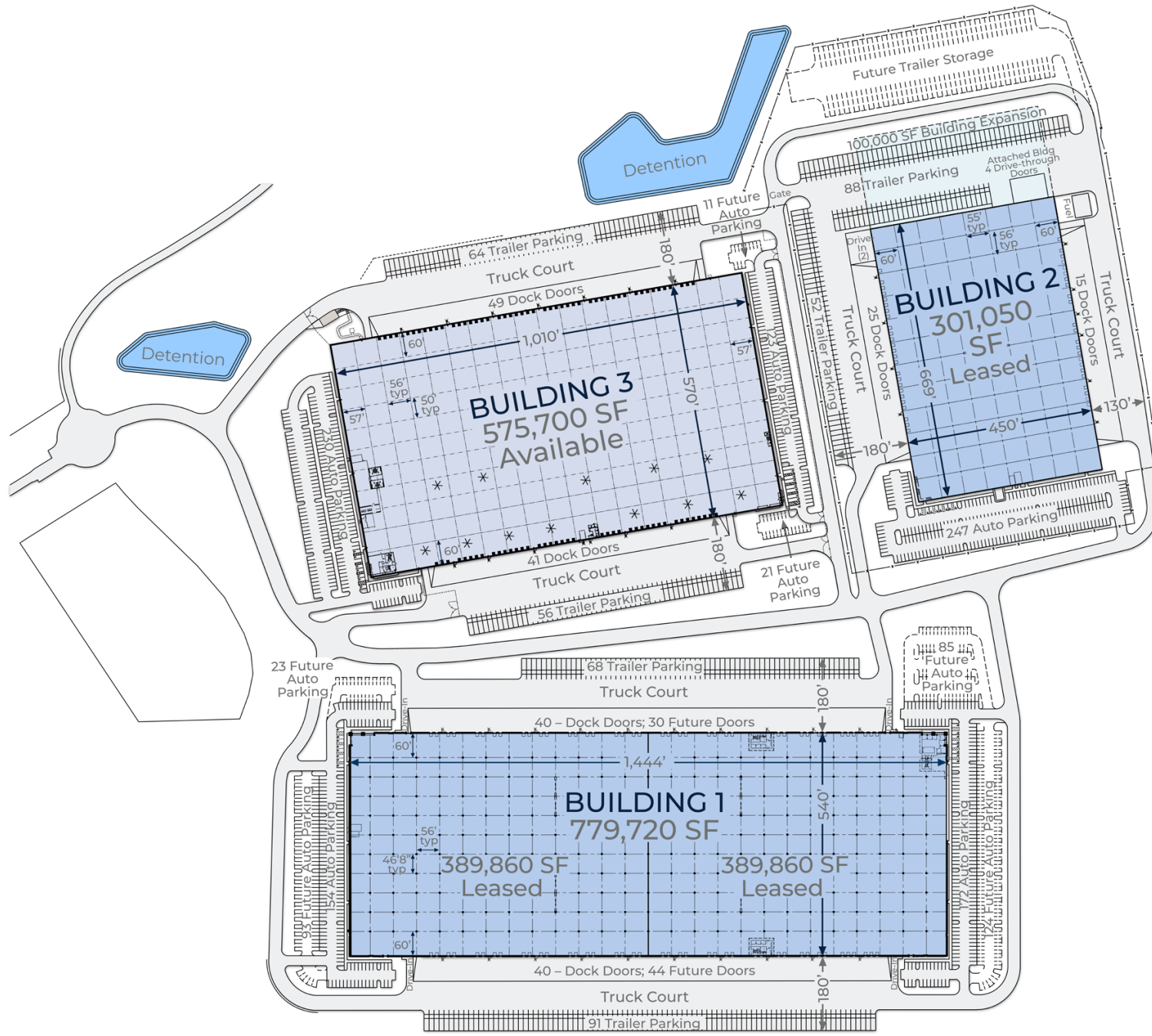
### BUSINESSES

- |                                |                |
|--------------------------------|----------------|
| 1. Amazon Air                  | 6. GE Aviation |
| 2. Toyota North American Parts | 7. Ryder       |
| 3. Levi Strauss                | 8. Pepsico     |
| 4. Wayfair                     | 9. DHL         |
| 5. Schenker Logistics          |                |

### DRIVE TIMES

Dayton, OH	67 mi.  1 hr.	Louisville, KY	90 mi.  1 hr. 30 min.	Indianapolis, IN	125 mi.  2 hrs.
Lexington, KY	74 mi.  1 hr. 15 min.	Columbus, OH	121 mi.  2 hrs.		







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## PROPERTY PHOTOS





# CONTACT

## DEVELOPMENT



### TODD BLANTON

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205 229 3457 (c) Memphis, TN 38119  
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## LEASING



### MIKE LOWE

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## JOINT VENTURE PARTNER



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