

575,700 SF  
AVAILABLE  
Q3-2019

INDUSTRIAL

## ERLANGER Commerce Center

Building 3  
660 Erlanger Rd | Erlanger, KY 41018

### Building Features

- » 575,700 SF available Q3-2019
- » Thirty year PILOT in place with fixed increases
- » Office finish-to-suit
- » ESFR sprinkler system
- » TPO roof
- » Roof-mounted gas-fired warehouse heating and exhaust fans
- » Cross-dock configuration
- » 480 volt / 3-phase electrical service; build-to-suit
- » 36' clear height at 61' from staging bay
- » 56' W x 50' D typical column spacing; 56' W x 60' D in staging bays
- » 94 - 9' x 10' dock doors
- » 4 - drive-in ramps with 12' x 14' doors
- » 180' truck courts
- » 351 - auto parking spaces
- » 128 - trailer parking spaces

A Joint Venture of:



6410 Poplar Ave | Ste 385 | Memphis, TN 38119  
[www.hillwood.com](http://www.hillwood.com)

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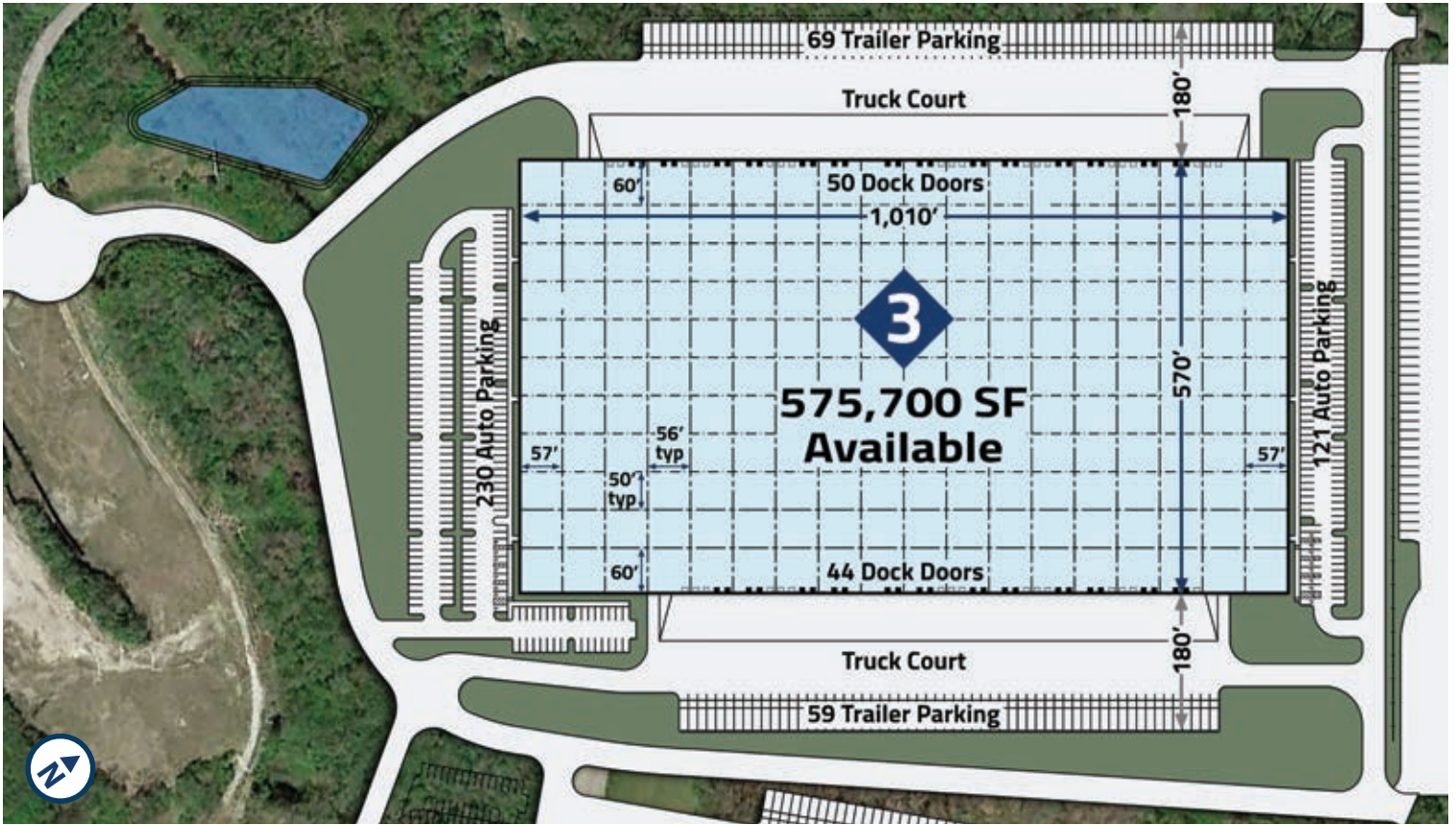
For Leasing Information:



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