

# 1452 Donaldson

ERLANGER, KY

FULL 2ND FLOOR OFFICE  
FOR LEASE



**REDUCED RENTAL RATE!**



# Property Highlights

**6,600 SF**  
Available

**3 SKYLIGHTS**  
In Office Suite

**5/1,000**  
Parking Ratio

**1 MILE**  
From I-275

LOCATED IN THE  
MINEOLA INDUSTRIAL PARK

- 6,600 square feet available
- Full floor occupancy on 2nd floor
- Three skylights in central office area
- Breakroom with kitchenette includes undercounter refrigerator and space for large refrigerator
- Separate men's and women's restroom facilities with private restroom in corner office
- Security system with door alarms and motion sensors as well as CCTV cameras in lobby and parking areas
- Building signage
- Surface parking with 5/1,000 ratio
- No city taxes
- Adjacent to CVG, close to Amazon hub
- Ample local eateries, hotels, services and shopping amenities nearby
- One mile from I-275; less than two miles from I-75/I-71
- Asking rate \$10.95/sf NNN + \$1.85/sf CAM, + Janitorial & Utilities for leased premises

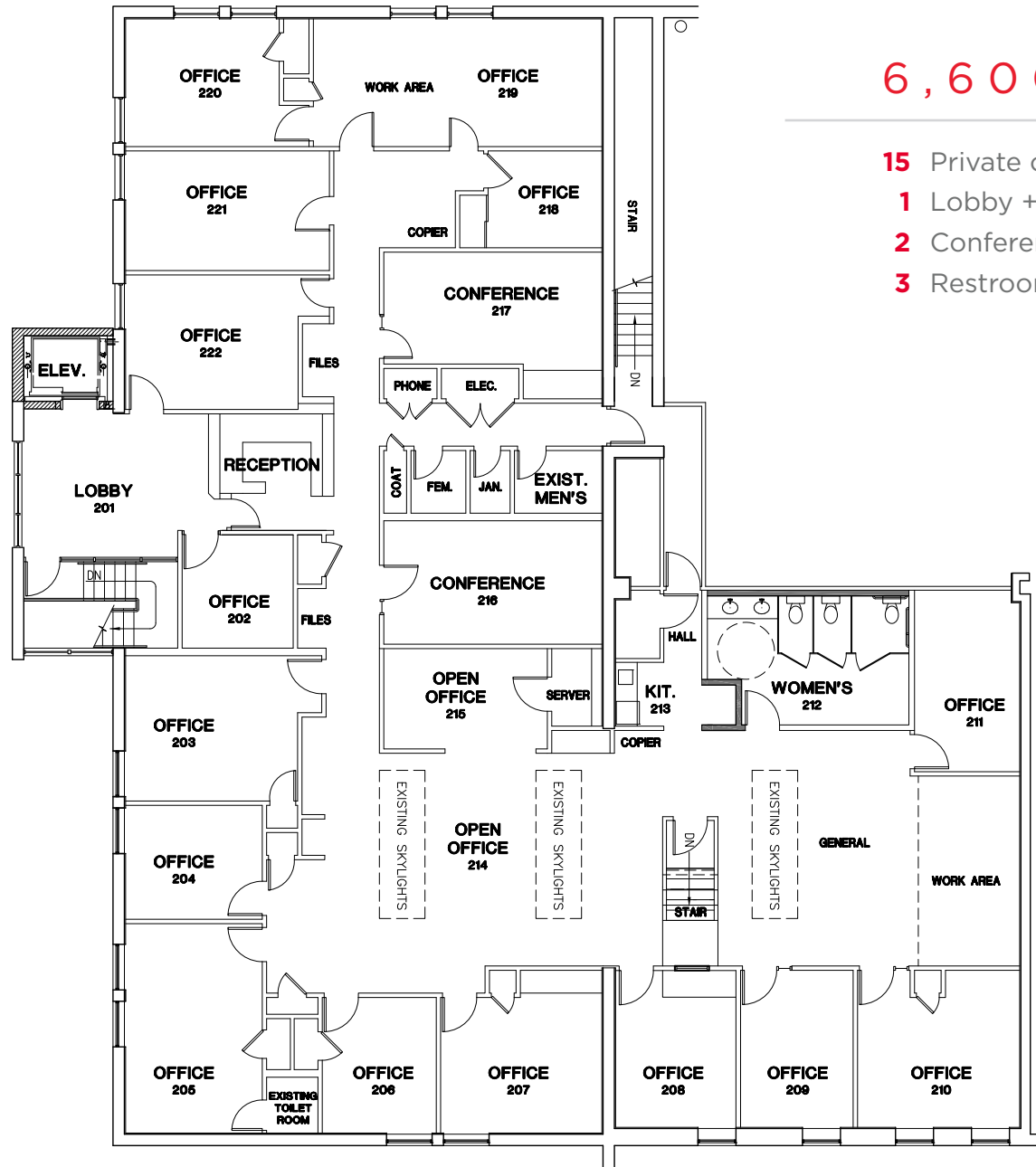


COX AVENUE

DONALDSON HIGHWAY

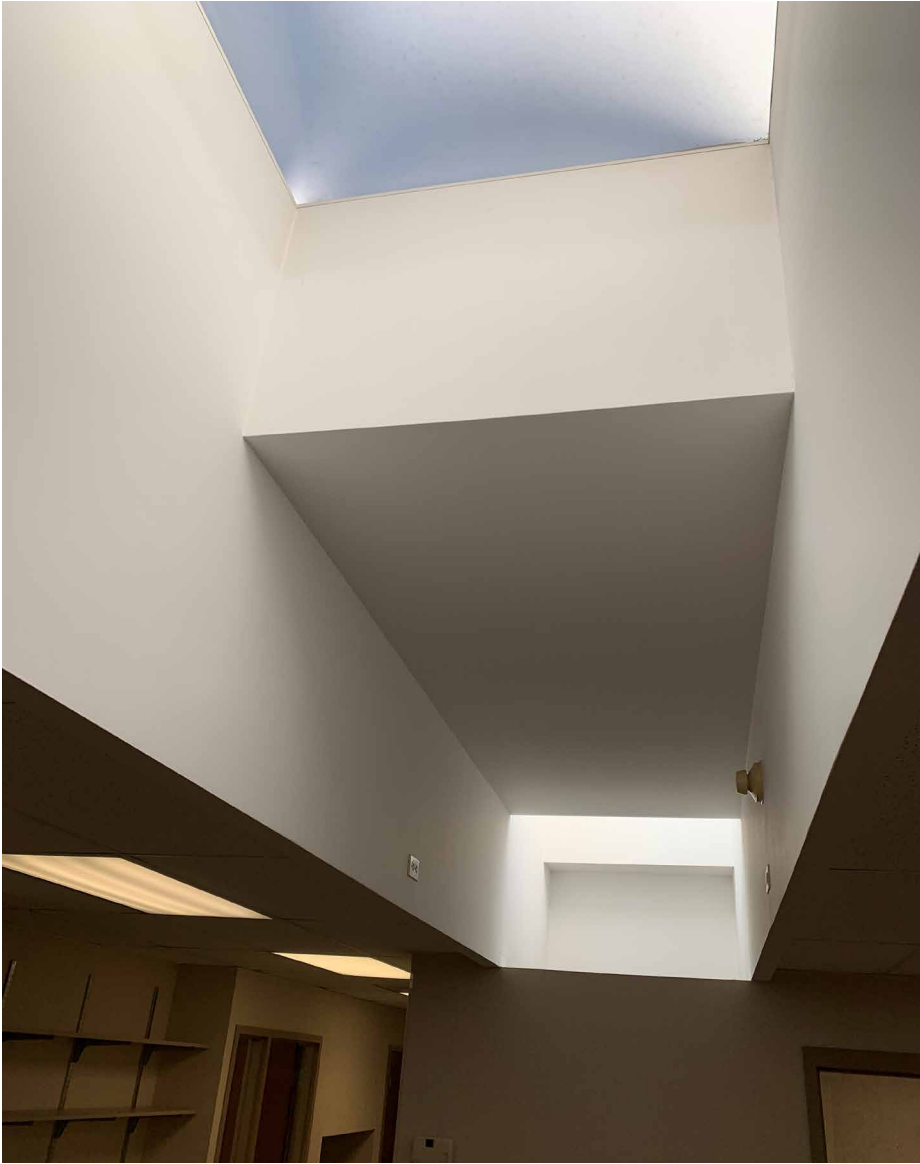
6,600 SF

- 15 Private offices
- 1 Lobby + Reception
- 2 Conference Rooms
- 3 Restroom Facilities



**Second Floor**





SPACIOUS LAYOUT WITH ABUNDANT NATURAL LIGHT





CVG



amazon

Phase I





# 1452 Donaldson

SOUTH AIRFIELD DR

DONALDSON HWY



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