

LOGISTICENTER 275

1600 DONALDSON HWY

GREATER CINCINNATI MARKET
AIRPORT SUBMARKET

FOR LEASE

898,560 SF

1600 Donaldson Highway
Erlanger, KY 41018



LEASED BY

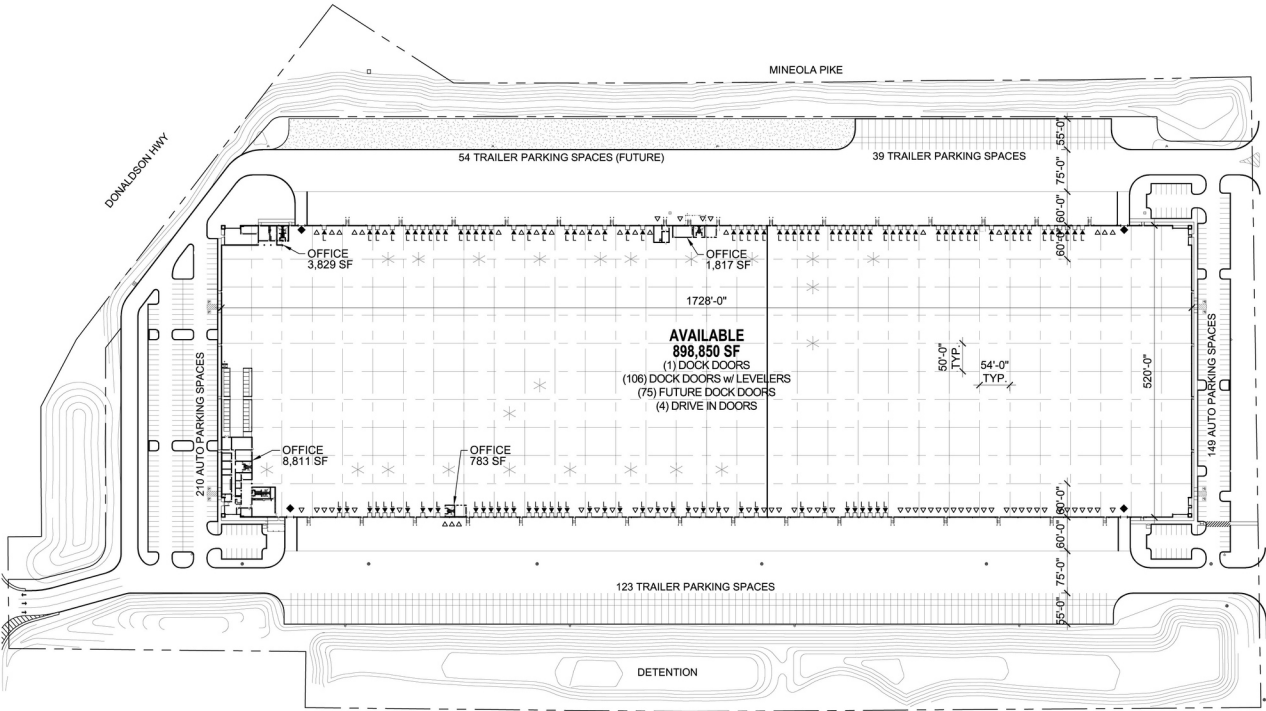


PROPERTY SPECIFICATIONS

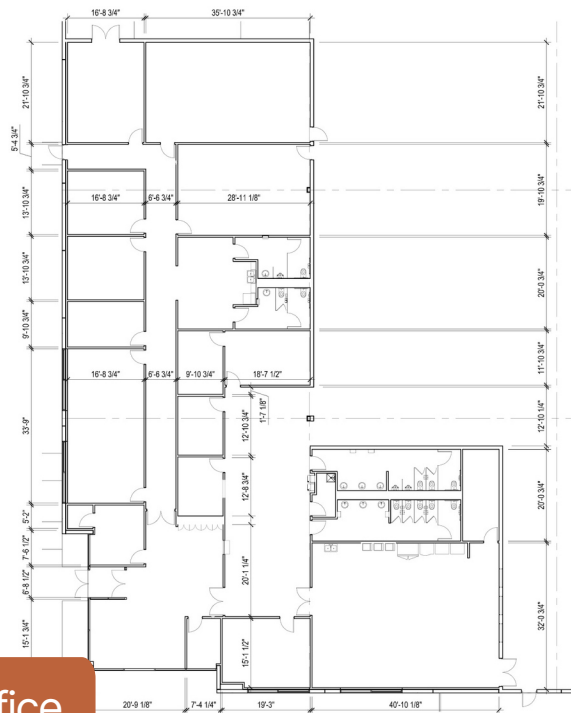
Total Building SF	898,560 SF
Available SF	898,560 SF
Office SF	15,240 SF
Year Built	2015
Construction	Tilt-up panels
Clear Height	36'
Column Spacing	54'x50' (54'x520')
Floors	7" concrete sealed
Parking	359 auto, 162 trailer
Zoning	I-1, Light Industrial
Lighting	LED
Fire Protection	ESFR
Electric	6,000 amps total across 2 systems, both 480/270 volt, 3-phase
HVAC	Rooftop gas-fired, make-up air units
Drive-ins	(4) 12'x14' drive-ins
Dock Doors	106 (75 future), locks, lights, fans, quad receptacles
Lease Rate	\$5.95/SF, \$1.16/SF OPEX (2026)



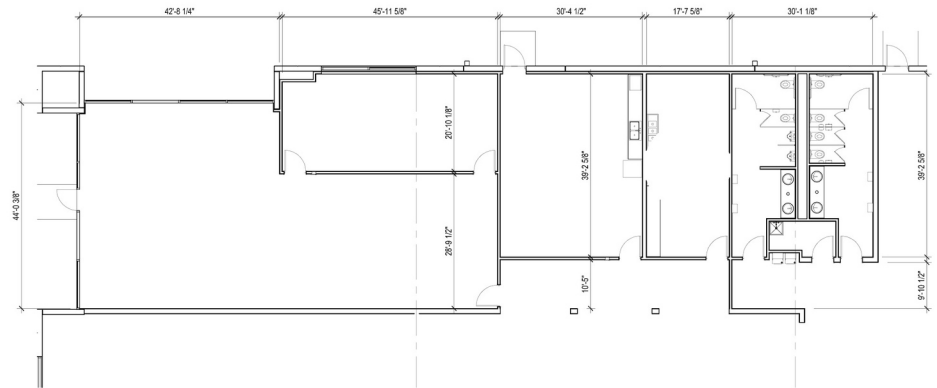
FOR LEASE



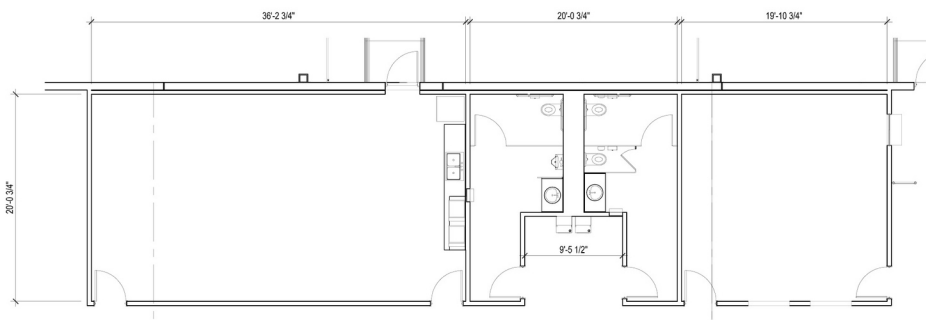
Available 10/1/26



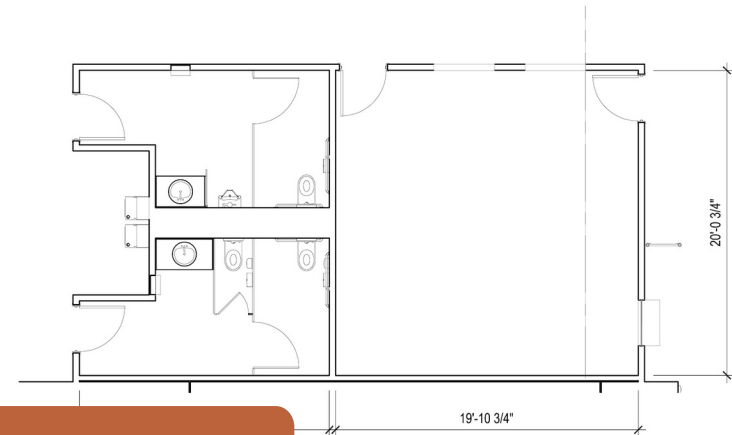
Main Office
8,811 SF



Secondary Office
3,829 SF



Loading Office 1
1,817 SF



Loading Office 2
783 SF

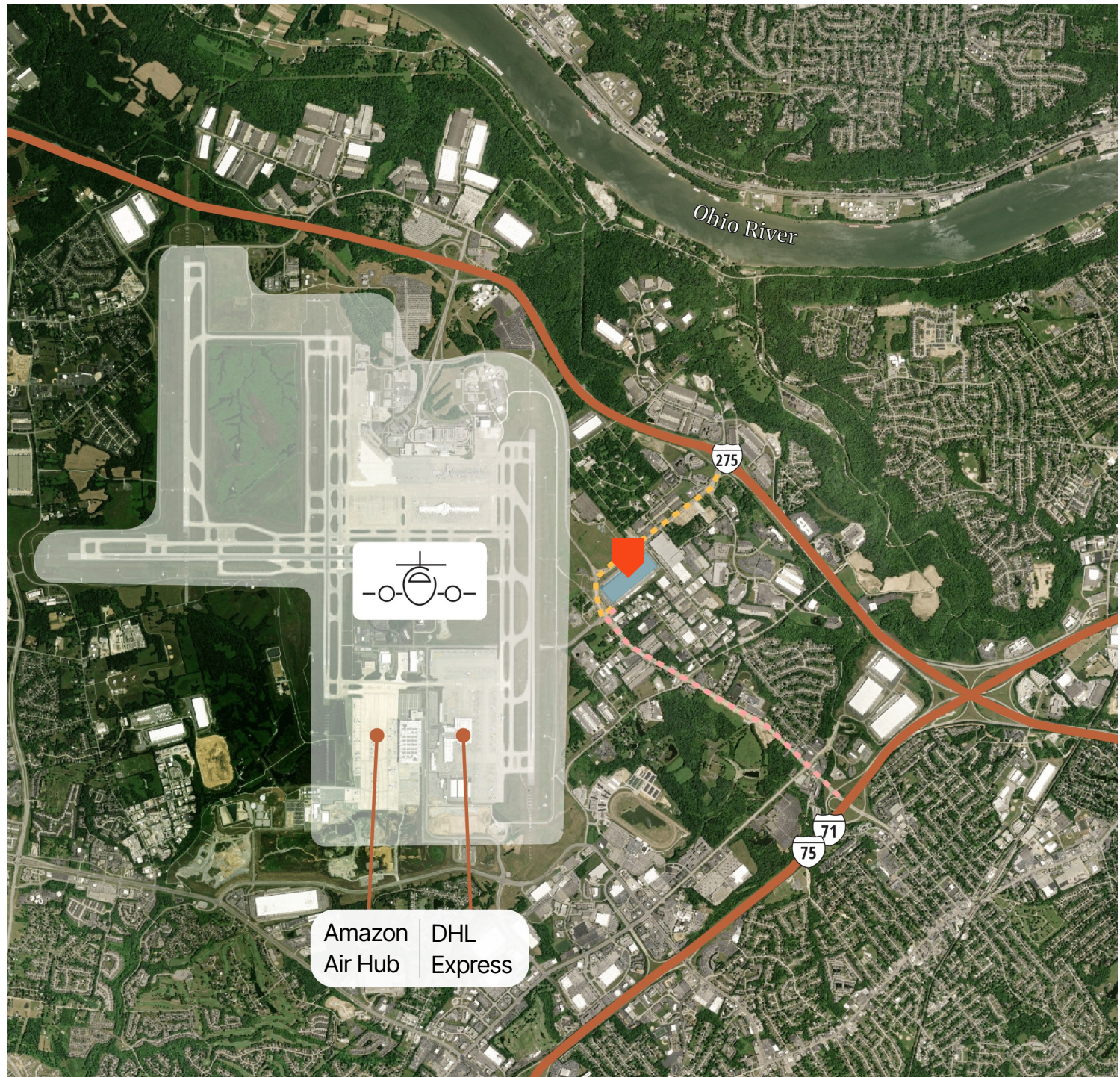
Total Office
15,240 SF

→ 3.5 miles to CVG Cincinnati/Northern Kentucky International Airport

→ 3.7 miles to DHL Express and Amazon Air Hub

→ 1.3 miles to I-275

→ 1.9 miles to I-71/I-75



1

- Bark Box
- FedEx
- UPS
- Sun Chemical
- DHL
- Grove Transportation
- GENCO
- Reach Logistics

2

- PepsiCo
- GE
- Frito Lay
- Levi Strauss
- Cintas
- Wild Flavors
- Coca-Cola
- Amazon

3

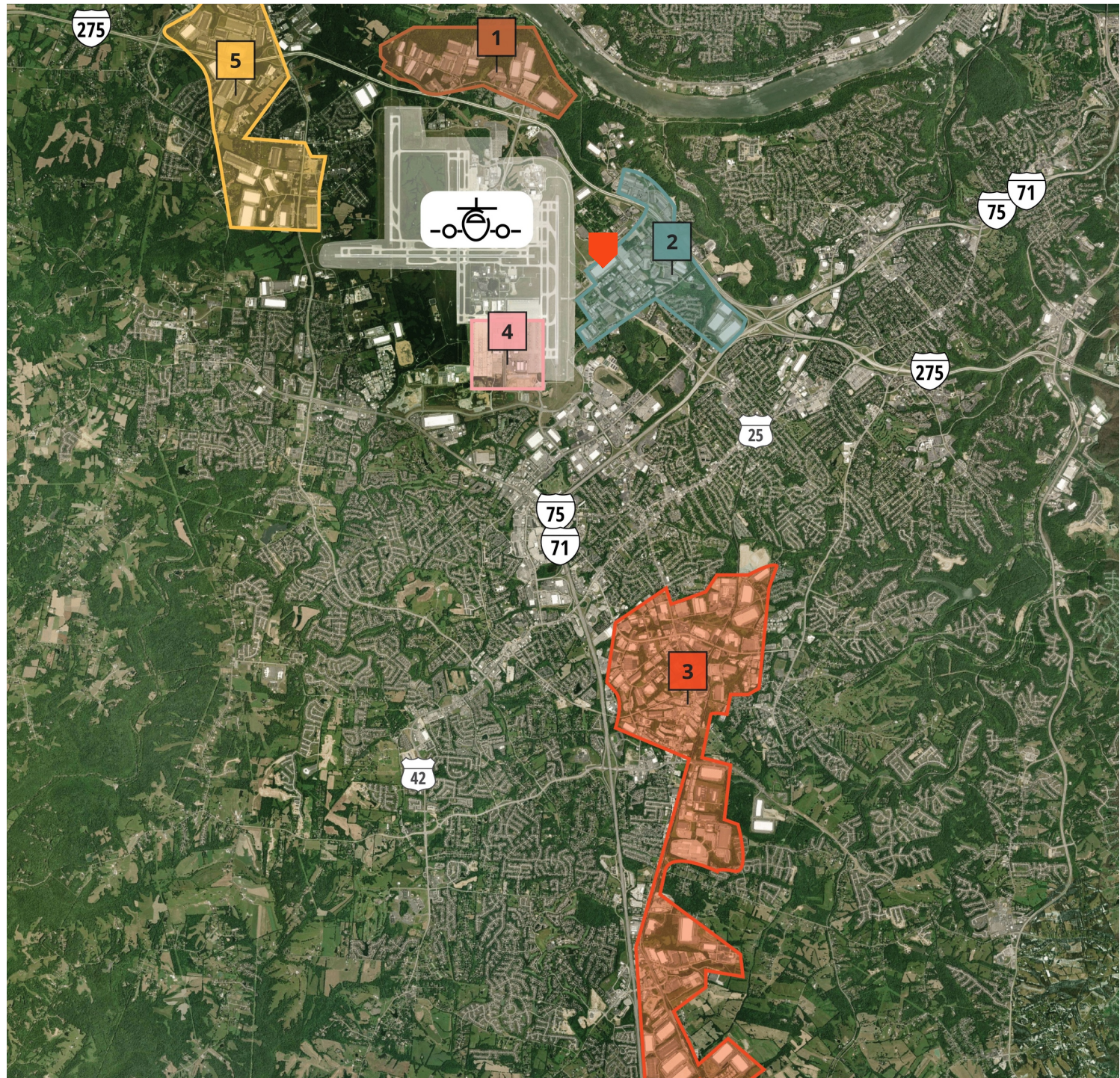
- FedEx
- Scwan Food Co.
- L'Oreal
- 80 Acres Farm
- Kroger Distribution
- Cengage Learning
- BidFTA
- Camco Chemical
- Duro Bag
- Roosevelt Paper

4

- DHL Express
- Amazon Air Hub
- Schenker/AWS

5

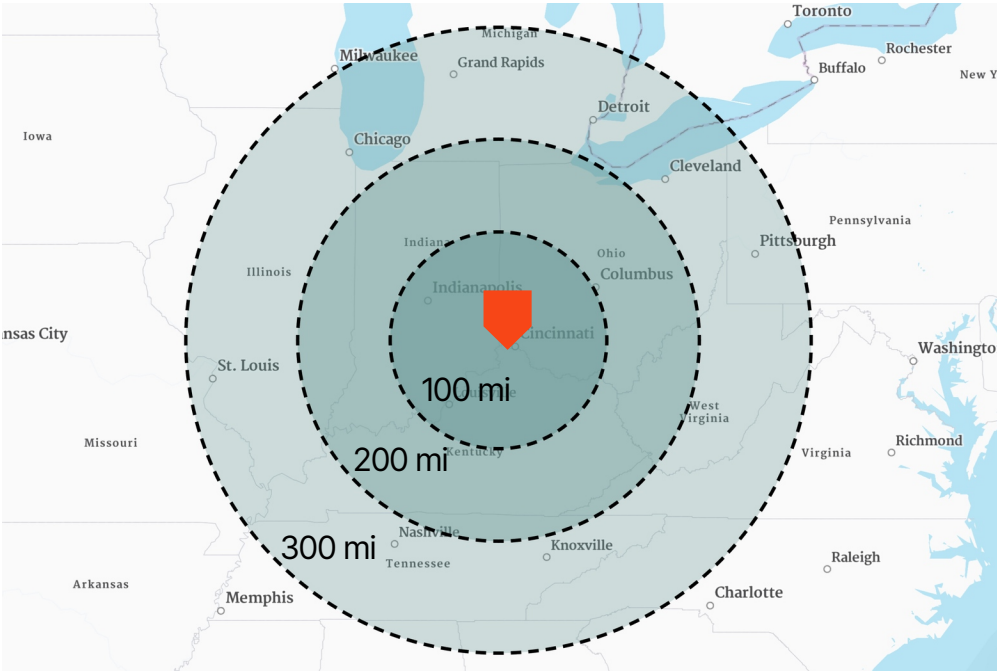
- UPS
- DHL
- Toyota
- Setco
- Levi Strauss
- Amazon
- Airway Technologies

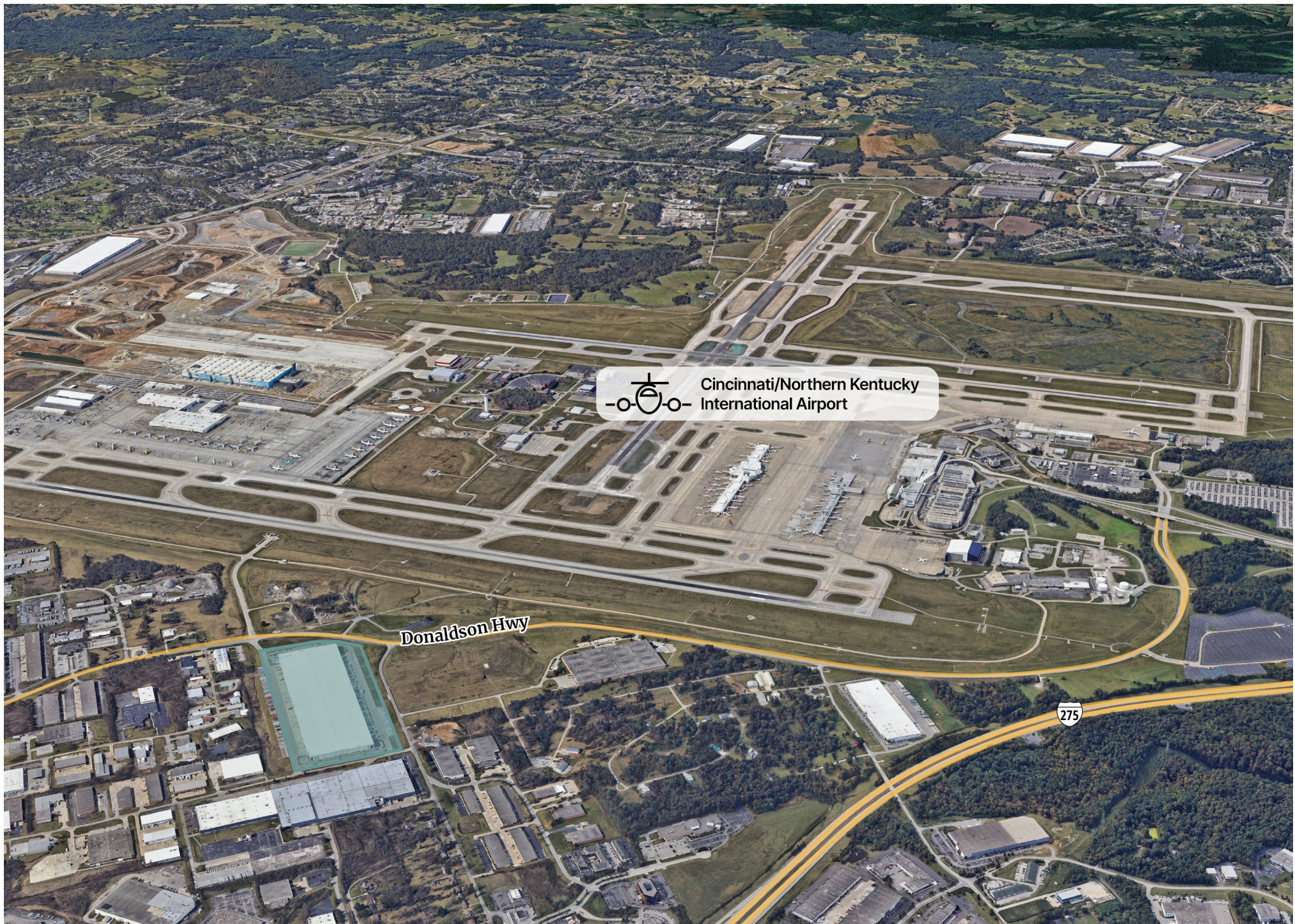


Regional Access

Miles to:

LOUISVILLE	93 miles
INDIANAPOLIS	114 miles
COLUMBUS	117 miles
NASHVILLE	265 miles
CHICAGO	321 miles
ATLANTA	455 miles
HARRISBURG	484 miles
KANSAS CITY	594 miles





CONTACT INFORMATION



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