



**3300 TURFWAY RD. SUITE A**  
ERLANGER, KY 41018

AVAILABLE FOR LEASE

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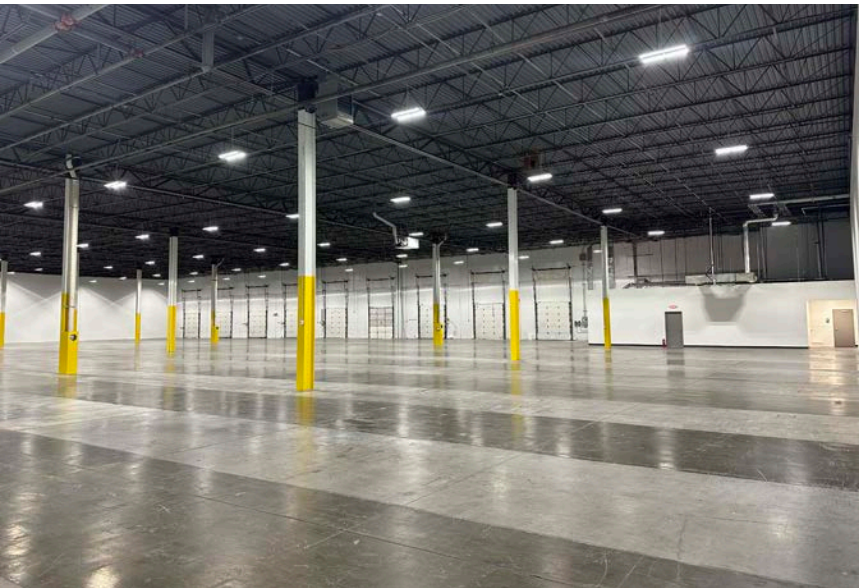
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INFO@SQFTCOMMERCIAL.COM

(513) 843-1600

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## PROPERTY HIGHLIGHTS

 **27,452 SqFt**

- Located in unincorporated Boone County with immediate access to I-275/I-75
- Minutes to CVG International Airport, Amazon Prime Air Hub, and DHL
- I-1 Light Industrial, Boone County Zoning
- Newly renovated spaces
- Suite A: 27,452 SqFt with 500 SqFt office, 5 docks, 1 drive-in (12'x14'): Available 3/1/2026
- Lease Rate: \$7.95/SqFt NNN + \$2.16 OpEx/CAM

 [CLICK HERE FOR AERIAL VIDEO](#)

 [CLICK HERE FOR THE 360° TOUR](#)

## PROPERTY DETAILS

Year Built:	1989
Type Construction:	Tilt-up concrete, fully insulated
Lighting:	LED's throughout
Column Spacing:	40'x40'; 40'x160 bays (6,400 SqFt)
Sprinkler:	Wet system
Electrical Service:	480/277 volt, 3-phase
Heat:	Natural gas-fired unit heaters
Roof:	Rubber membrane

## Suite A

Total SqFt:	27,452
Warehouse SqFt:	26,952
Office SqFt:	500
Clear Height:	24'
Dock door:	Five (5) - 10'x10' with docks seals, 4 with mechanical pit levelers
Drive-in door:	One (1)
Truck court:	120'
Parking Lot:	25 spaces
Restrooms:	One (1) set

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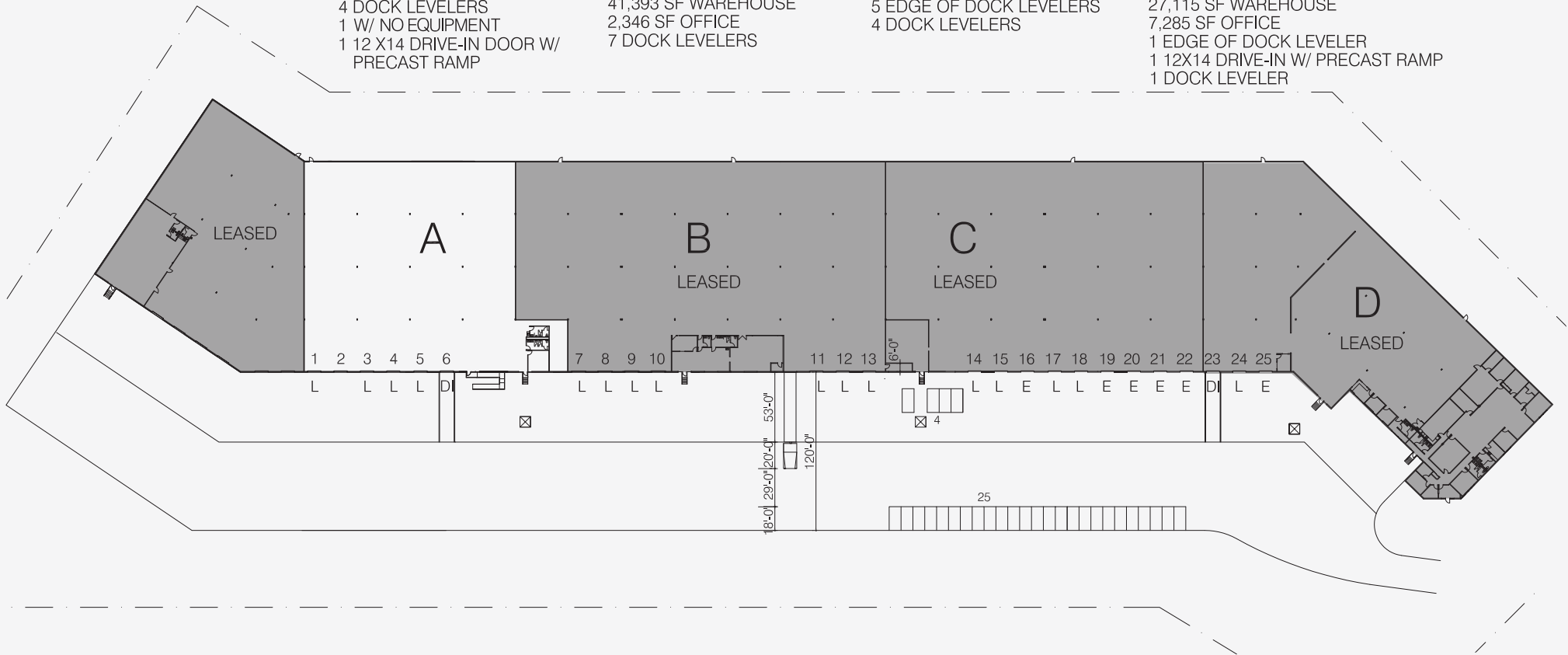
## FLOOR PLAN

SUITE A 27,452 SF  
 26,952 SF WAREHOUSE  
 500 SF OFFICE  
 4 DOCK LEVELERS  
 1 W/ NO EQUIPMENT  
 1 12 X14 DRIVE-IN DOOR W/  
 PRECAST RAMP

SUITE B 43,739 SF  
 41,393 SF WAREHOUSE  
 2,346 SF OFFICE  
 7 DOCK LEVELERS

SUITE C 38,619 SF  
 37,619 SF WAREHOUSE  
 1,000 SF OFFICE  
 5 EDGE OF DOCK LEVELERS  
 4 DOCK LEVELERS

SUITE D 34,400 SF  
 27,115 SF WAREHOUSE  
 7,285 SF OFFICE  
 1 EDGE OF DOCK LEVELER  
 1 12X14 DRIVE-IN W/ PRECAST RAMP  
 1 DOCK LEVELER



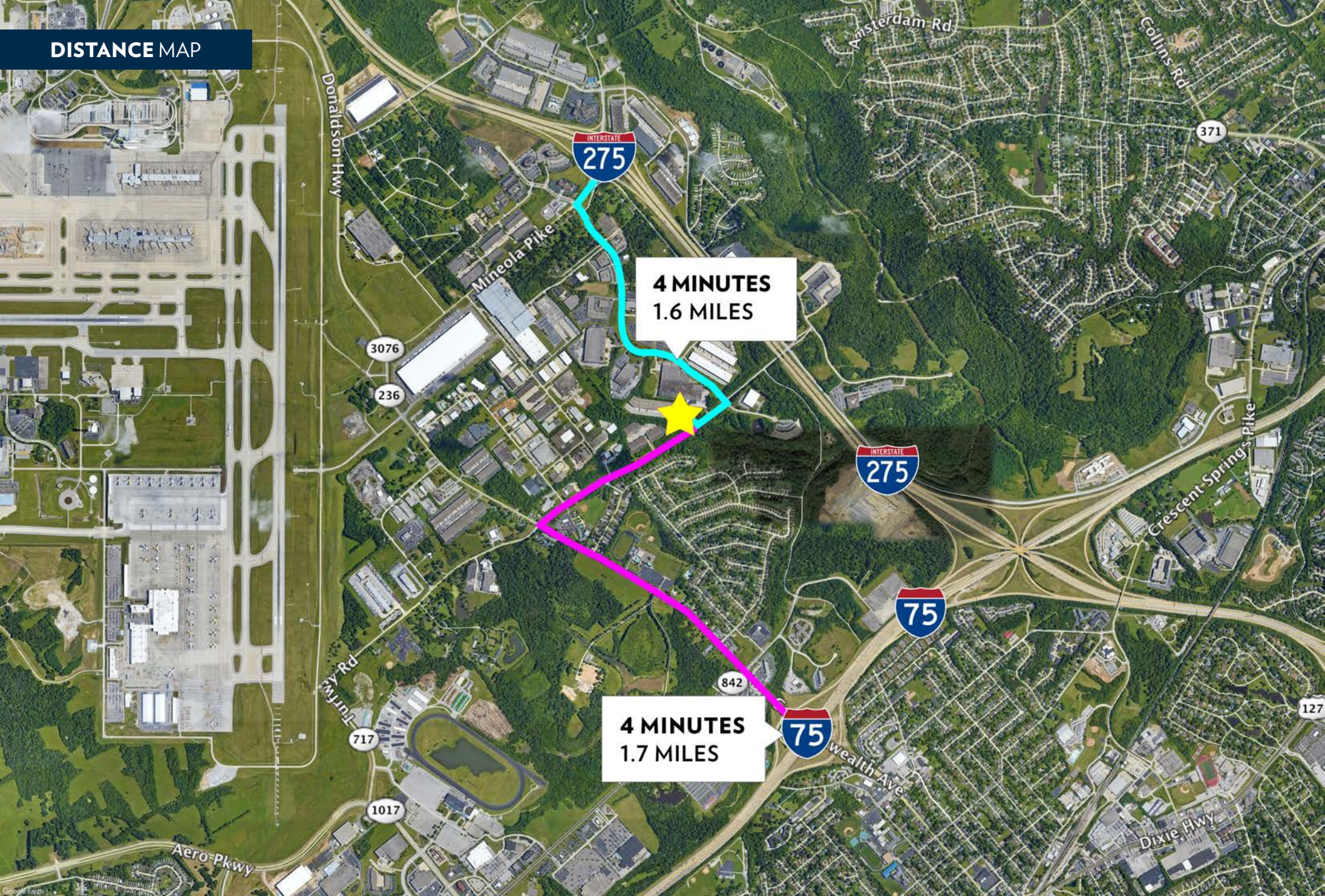
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## DISTANCE MAP



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PARCEL OUTLINE



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## NKY AIRPORT SUBMARKET AREA MAP



amazonPrime

**CVG**  
CVG - Cincinnati/  
Northern Kentucky  
International Airport

DB SCHENKER

wayfair

BOSCH  
Invented for Life

3300 TURFWAY RD -  
SUBJECT PROPERTY

wayfair

amazon

FUTURE HOME OF



ESOL  
EVE

netrush  
iGPS

iHerb

WestRock  
&  
Total Display  
Solutions

MCLANE

UMA  
ENTERPRISES

UPS

amazon

DHL

SANDVIK

Vista

syncreon

ZUMBAHL  
PACKAGING

VINT

ISERVE

TOYOTA

Bonfiglioli

Veritiv

fives

KLOSTERMAN

color

amazon

GES

PEPS

INGRAM

Close the Loop

Verst

Verst

KONI

MTPS

UPS

FESLIE'S

Ryder

POMEROY

teespring

NucAm

GIA GLOBAL

Stamps

FedEx  
Express

GROUPON

CEVA

BECKMAN  
COULTER

SunChemical  
a member of the DCC group



standardtextile

Pleasant Valley Rd

Hopeful Church Rd

Houston

Waldson Hwy

Dixie Hwy

Delhi Av

Foley Rd

Pyron Rd