



## 1360 JAMIKE AVENUE, ERLANGER, KY 41018

AVAILABLE FOR SALE OR LEASE



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### PROPERTY HIGHLIGHTS

 **35,652 Total SqFt**

- Divisible to ~19,000 SqFt
- Under New Ownership
- New LED Lighting in Warehouse
- Building Exterior Newly Painted
- Heavy Power
- Boone County location, no city earnings tax
- Industrial Park setting
- Located within minutes of Cincinnati/Northern Kentucky Airport, Amazon Prime Air Hub & DHL Supercargo Hub
- Located within 15 minutes of downtown Cincinnati
- Located in an Opportunity Zone
- ~50 tons of HVAC service in the building

<b>Total SqFt:</b>	35,652 (Divisible to ~19,000 SqFt)
<b>Warehouse SqFt:</b>	34,152
<b>Office SqFt:</b>	1,500
<b>Acreage:</b>	2.57
<b>Clear Height:</b>	17'-19' in main warehouse area (18,400 SqFt) and 16'-20' in production area
<b>Column Spacing:</b>	Main Warehouse – 25'x70' and Production Area – Varies
<b>Year Built:</b>	1987
<b>Type Construction:</b>	Pre-engineered metal and concrete block
<b>Dock doors:</b>	Two (2), fully equipped with mechanical pit levelers and seals
<b>Drive-in doors:</b>	One (1)

<b>Sprinkler:</b>	Wet system
<b>Electrical Service:</b>	480V/3-phase/800 amps
<b>Heat:</b>	Natural gas-fired unit heaters
<b>Roof:</b>	Metal
<b>Parking Lot:</b>	22 striped spaces
<b>Assessed Valuation:</b>	\$1,000,000 (\$28/SqFt)
<b>Annual Property Taxes:</b>	\$12,231 (\$0.34/SqFt)
<b>Boone County Parcel ID:</b>	071.00-02-020.00
<b>Zoning</b>	I-1; industrial/light manufacturing

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Kentucky Broker of Record: Roderick MacEachen – SqFt Commercial.  
License Number: 264825

# 1360 JAMIKE AVENUE ERLANGER, KY

AERIAL VIEW



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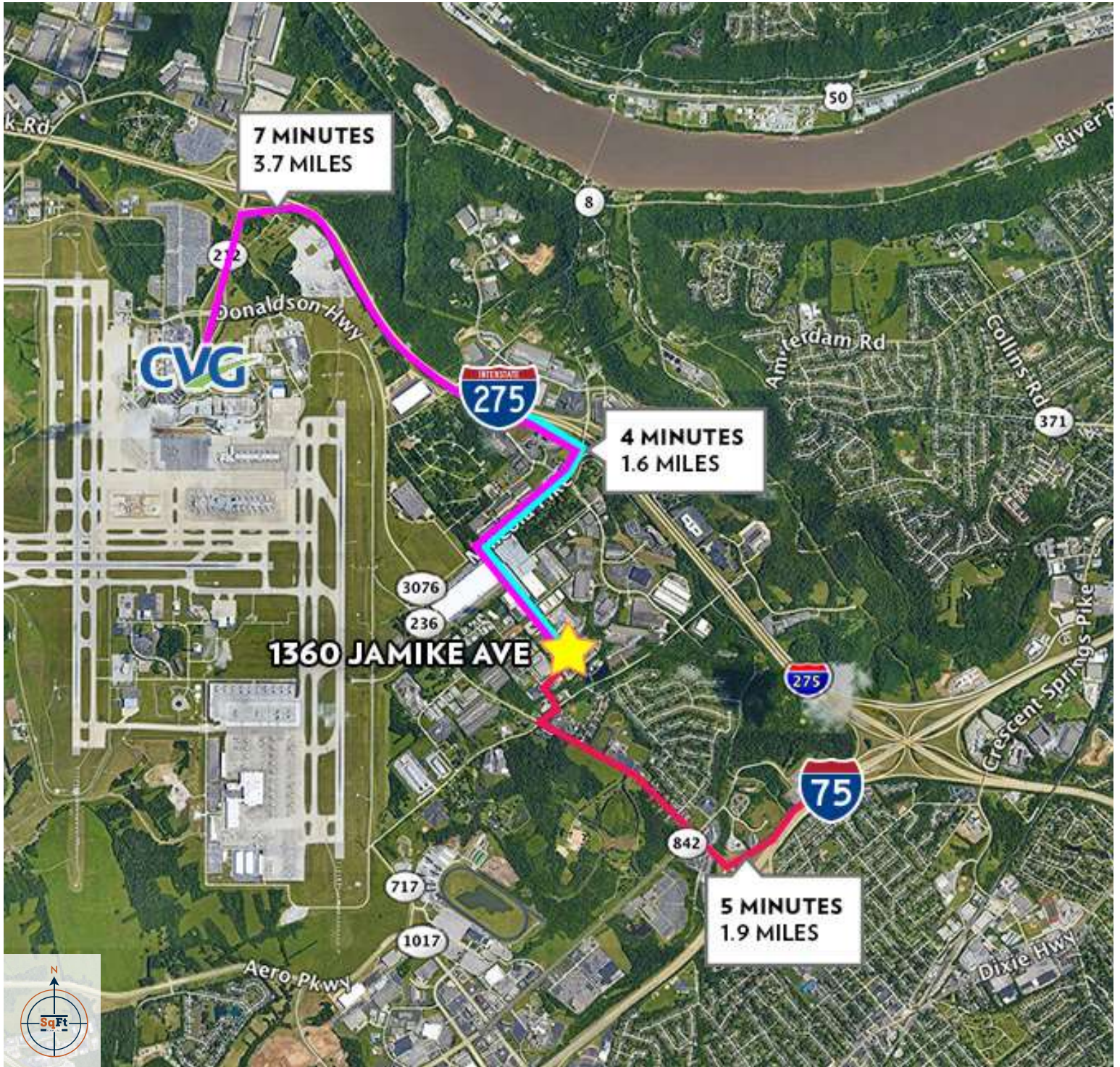
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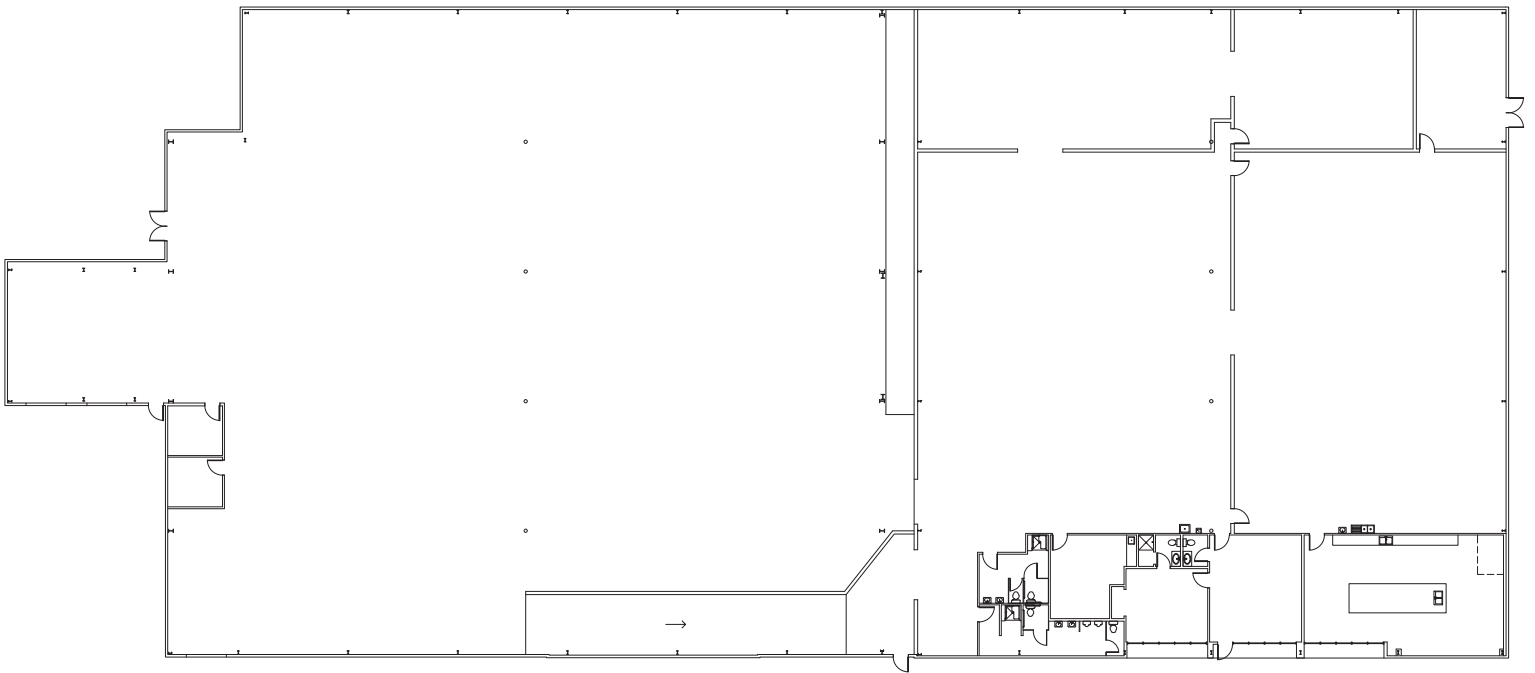
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ERLANGER, KY

## AERIAL VIEW



## FLOOR PLAN



SCALE 1/4" = 1'-0"

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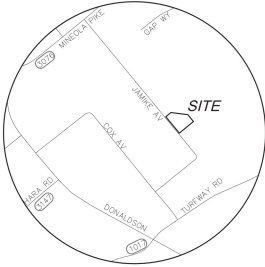
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## ERLANGER, KY

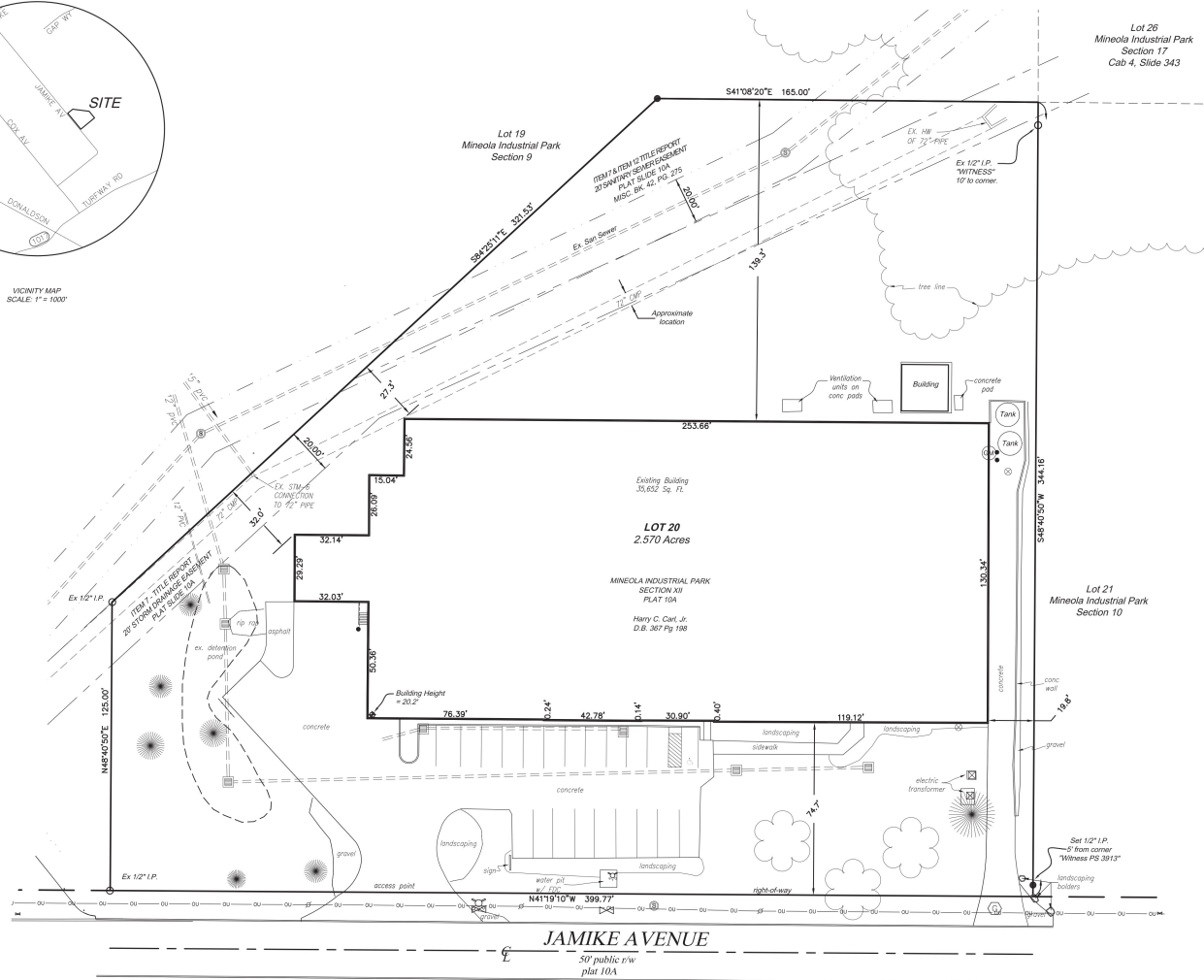
# SITE PLAN

### Zoning Information

ZONING DISTRICT	MAXIMUM INTENSITY	MINIMUM SIZE OF DISTRICT	MINIMUM LOT SIZE	MINIMUM FRONTAGE	MAXIMUM HEIGHT	MINIMUM YARD SETBACKS
						FRONT REAR SIDE
I-1	25,000	5 acres	20,000 sq ft	250'	100'	50' 30'/50' 10'/50'



VICINITY MAP  
SCALE: 1" = 1000'



### Miller, Griffin & Marks, P.S.C. Report of Title Examination of 1360 Jamike Avenue January 10, 2019

7. Easements and restrictions that may appear of record in Plat Cabinet 1, Slide 104. **Easements affect property and are plotted as shown.**
8. Restrictive Covenants for Mineola Industrial Park, Section XII, dated May 28, 1987, and of record in Miscellaneous Book 210, Page 72. **Affects subject property. Blanket in nature. Not plotted.**
9. A Grant of Easement in favor of The Union Light, Heat and Power Company, dated December 4, 1986, and of record in Easement Book 18, Page 86. **Said Easement affects a larger tract of which the subject property may be a part. Does not affect subject property.**
10. A Grant of an easement in favor of The Union Light, Heat and Power Company, dated November 16, 1965, and of record in easement book 11, Page 168. **Said easement affects a larger tract of which the subject property may be a part. Does not affect subject property.**
11. A Grant of Easement in favor of The Union Light, Heat and Power Company, dated March 26, 1978, and of record in Easement Book 2, Page 000. **Said Easement affects a larger tract of which the subject property may be a part. Does not affect subject property.**
12. An Easement for Sewer in favor of Kentucky County Airport Board, dated August 24, 1987, and of record in Miscellaneous Book 42, Page 275. **Said Easement affects a larger tract of which the subject property may be a part. Affects subject property. Plotted as shown.**
13. A Grant for an easement in favor of The Union Light, Heat and Power Company, dated March 4, 1960, and of record in Miscellaneous Book 36, Page 317. **Said easement affects a larger tract of which the subject property may be a part. Does not affect subject property.**
14. A right-of-way for ingress and egress in favor of The Wheelworth Electric Manufacturing Company, a Kentucky corporation, dated January 11, 1957, and of record in Deed Book 126, Page 348. **Said right-of-way affects a larger tract of which the subject property may be a part. Does not affect subject property.**

### Miscellaneous Notes

1. The property has direct vehicular & pedestrian access to Jamike Avenue, which is a public right-of-way.
  2. Location of utilities and structures, both surface and sub-surface, are shown by evidence in the form of above ground structures and markers in many cases have been located from maps and surveys by others, and are not necessarily complete or correct. There is evidence of various underground utilities on the surveyed parcel which are not shown on this survey.
  3. There was no evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
  4. It is uncertain if there are any proposed changes in street right-of-way lines. There was no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
  5. Wetlands flags were not located at the time of the survey.
  6. The Fee Partial alluvial horizon is contiguous with and no gaps, gores or holes occur between said parcel and adjoining property.
- Parking Spaces**  
18 asphalt spaces  
20 parking spaces  
27 parking spaces total

### Flood Certificate

Said described property is located within areas having a Zone designation of 0 zones determined to be outside the 1% annual chance floodplain by the Federal Emergency Management Agency on Kentucky Flood 21050202C, Effective Date June 4, 2007, Boone County, Kentucky, which is the current Flood Insurance Rate map for the community in which said property is located.

### Surveyor's Certificate

To: Gateway One, LLC, Wheelbarrow Bank, Commonwealth Land Title Insurance Company, and Miller, Griffin & Marks, P.S.C.  
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for All Land Survey Land Surveying, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 7(a), 7(b)(1), 7(b), 8, 9, 10, 11, 12, 16, 17, 18 & 19, 20 (B), 20(2)(2)(Minimum of Table A thereof). The fieldwork was completed on Feb. 20, 2019. Date of Plat or Map: March 1, 2019.

Gregory B. Barker  
Registration No.: 3913  
Within the State of Kentucky

### LEGEND

○ EXISTING IRON PIN	● PINE TREE
■ SET 1/2" REBAR AND CAP	○ BUSH
■ STAMPED BRAKER PS3M31"	△ SIGN
▲ EXISTING CONC. MARK.	⊗ GAS METER
● BOLLARD	⊗ GAS VALVE
■ CATCH BASIN	⊗ WATER METER
■ CATCH BASIN DOUBLE GRATE	⊗ MAHJON
■ CATCH BASIN SINGLE GRATE	⊗ ELECTRIC MANHOLE
■ CATCH BASIN 2x2	⊗ UTILITY BOX
■ STORM MANHOLE	⊗ UTILITY VALVE
⊥ HEAD WALL	⊗ TELEPHONE MANHOLE
⊥ GAS VALVE	— X — WOOD FENCE LINE
⊥ LIGHT POLE	— — — CHAINLINK FENCE LINE
⊥ FIRE HYDRANT	— — — TELEPHONE LINE
⊥ POLE	— — — GAS LINE
⊥ SANITARY MANHOLE	— — — ELECTRIC LINE
⊥ WATER VALVE	— — — UTILITY LINE
○ TREE	— — — CABLE LINE
	— — — WATER MAIN

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**ADDITIONAL PHOTOS**



**CLICK HERE FOR AERIAL VIDEO**

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