

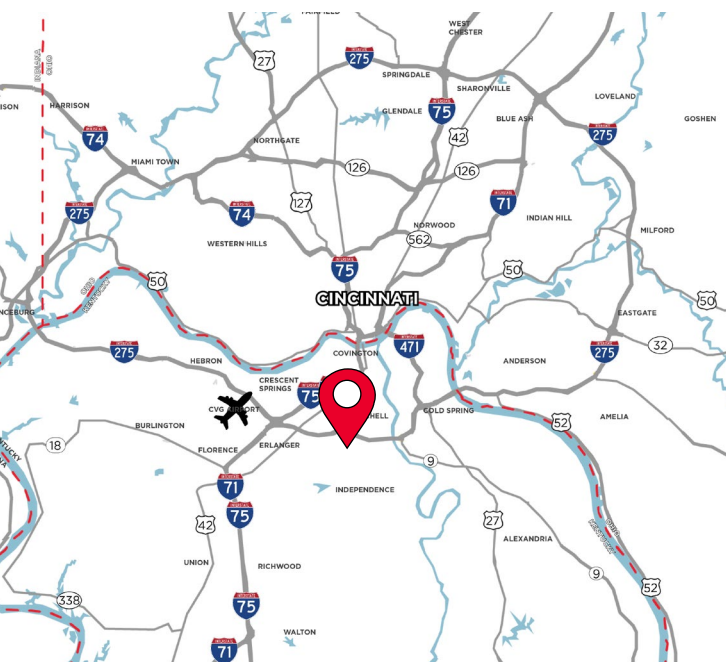


**960 HELEN
RUTH DRIVE**

RATE REDUCED!

OFFICE/WAREHOUSE

LEASE RATE: \$7.75/SF + \$1.50/SF



PROPERTY HIGHLIGHTS

- ±7,200 SF Available
- ±2,150 SF Office
- (5) Grade Level Drive-in Doors
- 12' Clear Height
- Close proximity to Cincinnati/Northern Kentucky International Airport, DHL SuperCargo and Amazon Prime Air Hubs
- Minutes to I-275

For more information, contact:

Seattle Stein
Director
+1 513 763 3027
seattle.stein@cushwake.com

Jeff Bender, SIOR, CCIM
Executive Vice Chair
+1 513 763 3046
jeff.bender@cushwake.com

201 E. Fourth Street, Suite 1800
Cincinnati, OH 45202
P: +1 513 421 4884
cushmanwakefield.com

2023 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PORTFOLIO) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN. THE SAME IS SUBMITTED SUBJECT TO ERROR, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

FOR LEASE
960 HELEN RUTH DRIVE
FORT WRIGHT, KY 41017

BUILDING SPECIFICATIONS

**LEASE RATE: \$7.75/SF +
\$1.50/SF (TAXES & INSURANCE)**

GOVERNING JURISDICTION	Kenton County	HVAC	Gas-fired space heaters
TOTAL SIZE	7,200 SF	DOORS	Four (4) (12'x12') Drive-in Doors One (1) (16'x12') Drive-in Door
OFFICE SIZE	2,150 SF	PARKING	15± Auto Spaces
ACRES	1.15 Acres	CONSTRUCTION	Pre-engineered Metal
YEAR BUILT	1989	ZONING	I-1, Light Industrial
COLUMN SPACING	Clear Span	ELECTRIC/GAS	www.duke-energy.com
CLEAR HEIGHT	12'	WATER/SEWER	https://nkywater.org/
ROOF	Standing Seam Metal Roof (Original)	TELEPHONE/DATA	www.altafiber.com
LIGHTING	Fluorescent Lighting	MISC	Clear Span 600 amps, 3phase Electric garage openers



FOR LEASE
960 HELEN RUTH DRIVE
FORT WRIGHT, KY 41017

PHOTOS



FOR LEASE
960 HELEN RUTH DRIVE
FORT WRIGHT, KY 41017

AERIAL



For more information, contact:

Seattle Stein
Director
+1 513 763 3027
seattle.stein@cushwake.com

Jeff Bender, SIOR, CCIM
Executive Vice Chair
+1 513 763 3046
jeff.bender@cushwake.com

201 E. Fourth Street, Suite 1800
Cincinnati, OH 45202
P: +1 513 421 4884
cushmanwakefield.com