

9,691 SF FOR LEASE 812 RUSSELL STREET

COVINGTON, KY 41011

OFFICE/WAREHOUSE

LEASE RATE: \$8.25/SF + \$2.00/SF OPEX



PROPERTY HIGHLIGHTS

- 9,691 SF Available
- ±600 SF Office
- (1) Platform Dock
- (1) Drive-in Door (14'x14')
- 12' Clear Height
- Located within Covington's urban core and less than one mile from downtown Cincinnati's business district
- The space has been previously used for light manufacturing, storage and distribution, and a fitness center

For more information, contact:

Seattle Stein

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BUILDING SPECIFICATIONS

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GOVERNING JURISDICTION	Kenton County	НVАС	Gas-fired heaters
TOTAL SIZE	67,000 SF	DOORS	1 Platform Dock (1) Drive-in Door - Back (14'x14')
OFFICE SIZE	±600 SF	PARKING	6-8 Auto Spaces
ACRES	2.25 Acres	POWER	3 Phase
YEAR BUILT	1902	ZONING	I-1, Light Industrial
COLUMN SPACING	15' x 30'	ELECTRIC/GAS	www.duke-energy.com
CLEAR HEIGHT	12'	WATER/SEWER	https://nkywater.org/
SPRINKLER	Dry	TELEPHONE/DATA	www.altafiber.com
LIGHTING	LED	OPEX	\$2.00/SF



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PHOTOS













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FLOOR PLAN



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AERIAL



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