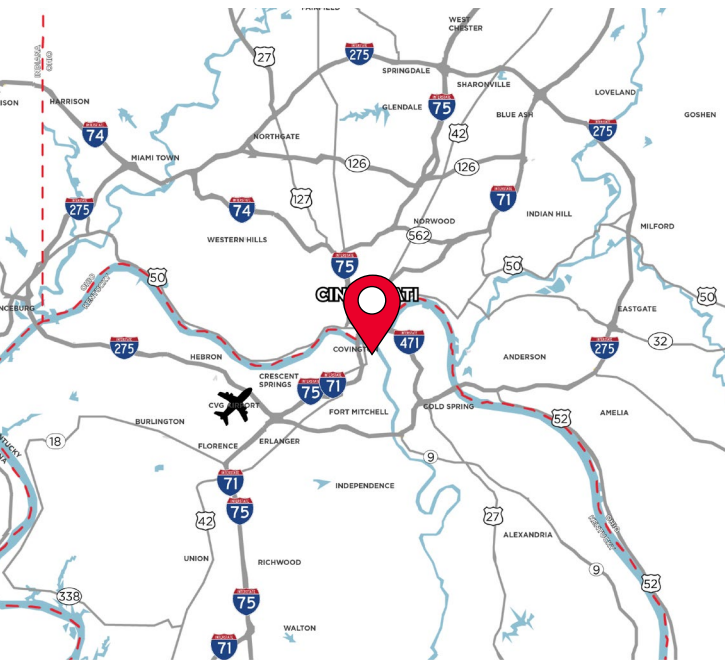


**9,691 SF FOR LEASE**  
**812 RUSSELL  
STREET**  
COVINGTON, KY 41011

**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:

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cushmanwakefield.com



# FOR LEASE

## 812 RUSSELL STREET

COVINGTON, KY 41011

### BUILDING SPECIFICATIONS

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

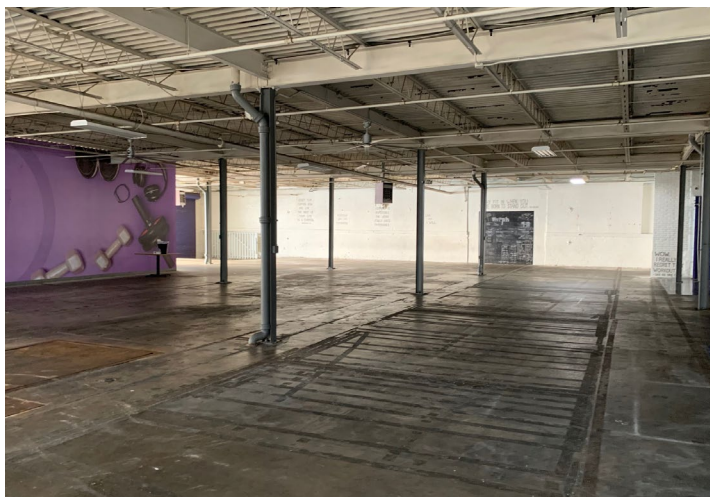
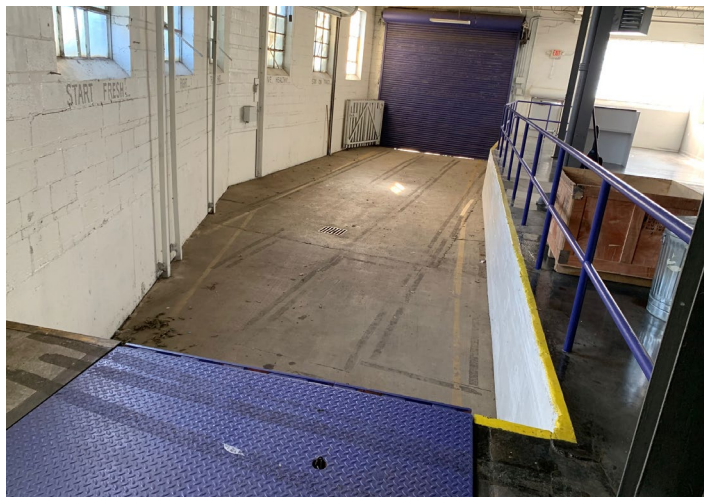
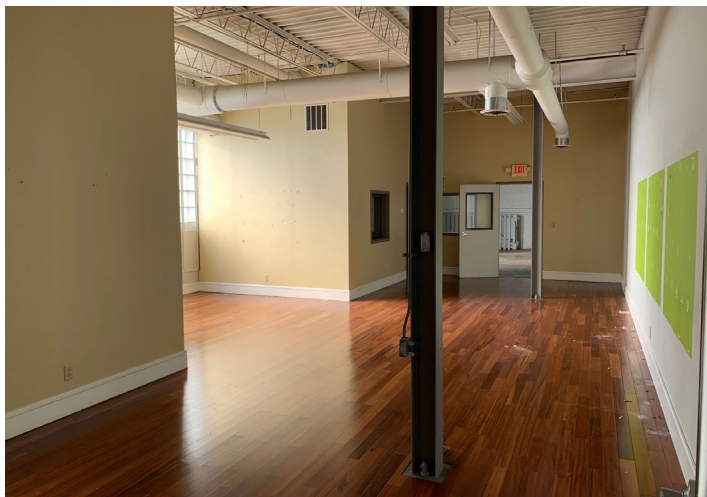
GOVERNING JURISDICTION	Kenton County	HVAC	Gas-fired heaters
TOTAL SIZE	67,000 SF	DOORS	1 Platform Dock (1) Drive-in Door - Back (14'x14')
OFFICE SIZE	±600 SF	PARKING	6-8 Auto Spaces
ACRES	2.25 Acres	POWER	3 Phase
YEAR BUILT	1902	ZONING	I-1, Light Industrial
COLUMN SPACING	15' x 30'	ELECTRIC/GAS	<a href="http://www.duke-energy.com">www.duke-energy.com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





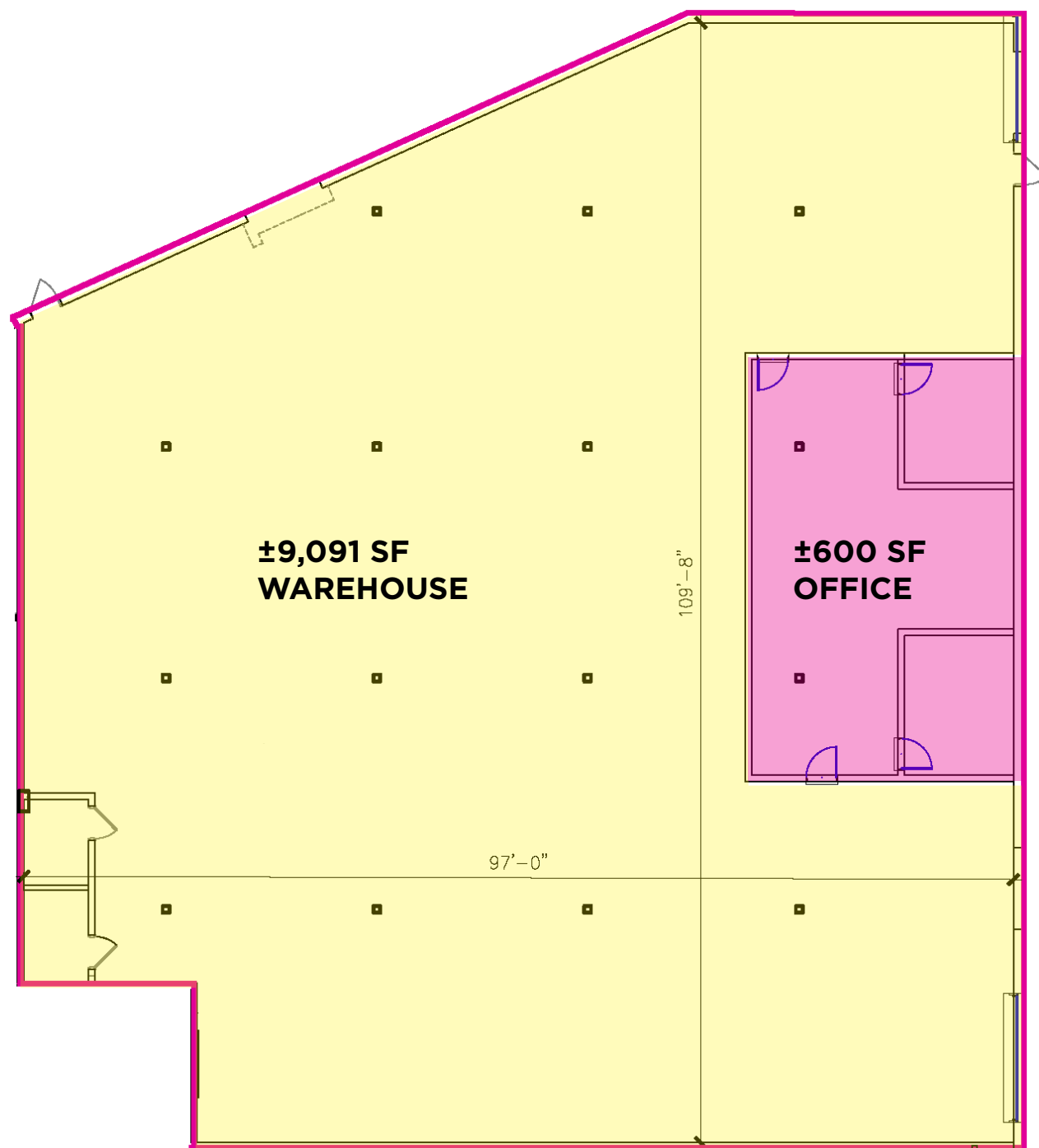
**FOR LEASE**  
**812 RUSSELL STREET**  
COVINGTON, KY 41011

**PHOTOS**



FOR LEASE  
**812 RUSSELL STREET**  
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**FLOOR PLAN**





**FOR LEASE**  
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COVINGTON, KY 41011

**AERIAL**



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