



7705

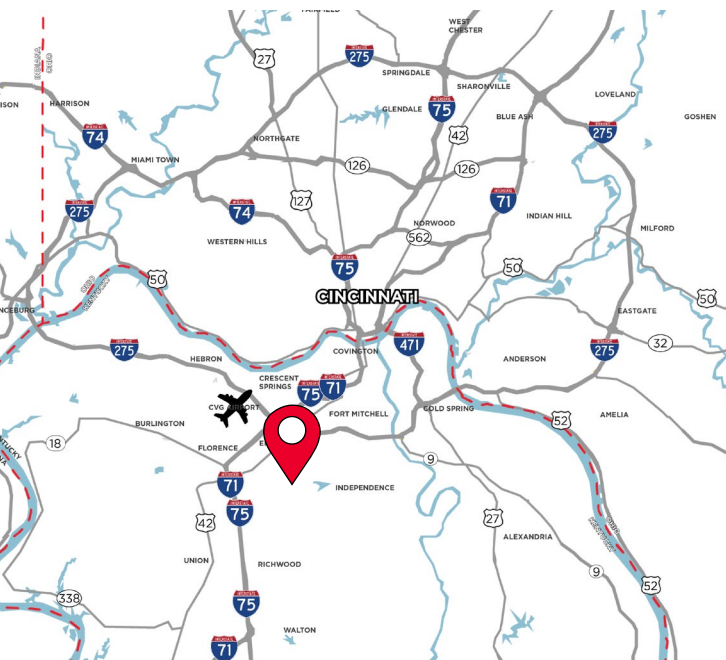
FOUNDATION DR.

FLORENCE, KY 41042



CROSS-DOCK TRUCK TERMINAL

LEASE RATE: \$13,000/MONTH NNN



PROPERTY HIGHLIGHTS

- 7,000 SF Available
- 1,250 SF Office
- 3.07 Acres
- For Outside Storage
- (24) Dock Doors - Cross Dock
- 14' - 16' Clear Height
- Industrial Park Zoning
- Close proximity to Cincinnati/N. Kentucky

For more information, contact:

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FOR LEASE

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BUILDING SPECIFICATIONS

LEASE RATE: \$13,000/MONTH NNN

GOVERNING JURISDICTION	Kenton County City of Elsmere	HVAC	Office area only
AVAILABLE SIZE	7,000 SF	DOORS	(24) Docks - Cross Dock
OFFICE SIZE	1,250 SF	PARKING	(16) Auto; 40+ Trailers
ACRES	3.07 Acres	POWER	TBD
YEAR BUILT	1984	ZONING	IP-1, Industrial Park Zoning
ROOF	Metal	ELECTRIC/GAS	www.duke-energy.com
CLEAR HEIGHT	14' - 16'	WATER/SEWER	https://nkywater.org/
SPRINKLER	N/A	TELEPHONE/DATA	www.altafiber.com
LIGHTING	Halogen	OPEX	TBD
		MISC.	(35) Trailer Stalls (19) Tractor Stalls (15) Auto Parking



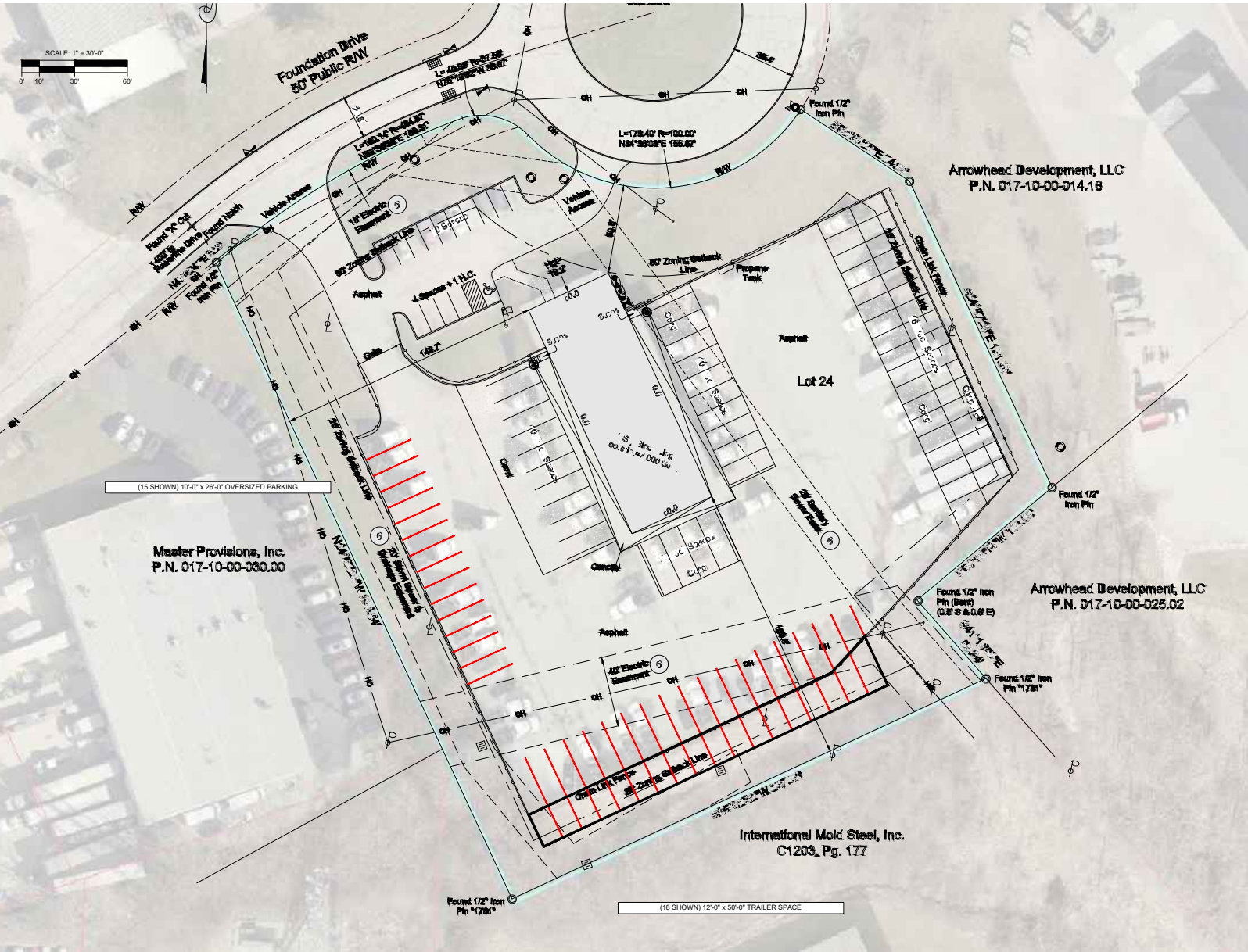
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PHOTOS



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SITE PLAN



1 PRELIMINARY SITE PLAN
SCALE: 1" = 30'-0"

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FLORENCE, KY 41042

AERIAL



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