

**FOR SALE & LEASE**

# 7075 INDUSTRIAL ROAD

FLORENCE, KY 41042



**LEASE RATE: \$18.00/SF + TAXES & INS.**

**SALE PRICE: \$1,696,500 (\$195/SF)**

- Office/Medical Building for Sale & Lease
- 8,700 SF Total
- 5.53 Acres
- Free standing single tenant building
- 2 Stories of office and medical space
- Minutes away from I-71 & I-75
- Interior Renovation in 2022 Included a \$800,000 Project
- Kenton County Zoning - General Industrial
- ADA Accessible



**For more information, contact:**

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JURISDICTION	Florence, KY
COUNTY	Kenton County
TOTAL SF	8,700 SF
YEAR BUILT	1978
ACRES	5.53 Acres
ZONING	General Industrial
CONSTRUCTION	Block & Metal
FLOORING	Carpet & LVT
PARKING	62 Parking Spots
ADA	ADA Accessible

PIDN	005-40-01-132.00
COUNTY TAX VALUE	\$1,250,000
ANNUAL TAXES	\$15,313
UTILITIES	
ELECTRIC/GAS	<a href="http://www.duke-energy.com">www.duke-energy.com</a>
WATER	<a href="http://www.nkywater.org">www.nkywater.org</a>
SEWER	<a href="http://www.sd1.org">www.sd1.org</a>
TELEPHONE/DATA	<a href="http://www.altafiber.com">www.altafiber.com</a>
SALE PRICE	\$1,696,500 (\$195/SF)
LEASE RATE	\$18.00/SF + Taxes & Insurance

## AERIAL





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## PHOTOS



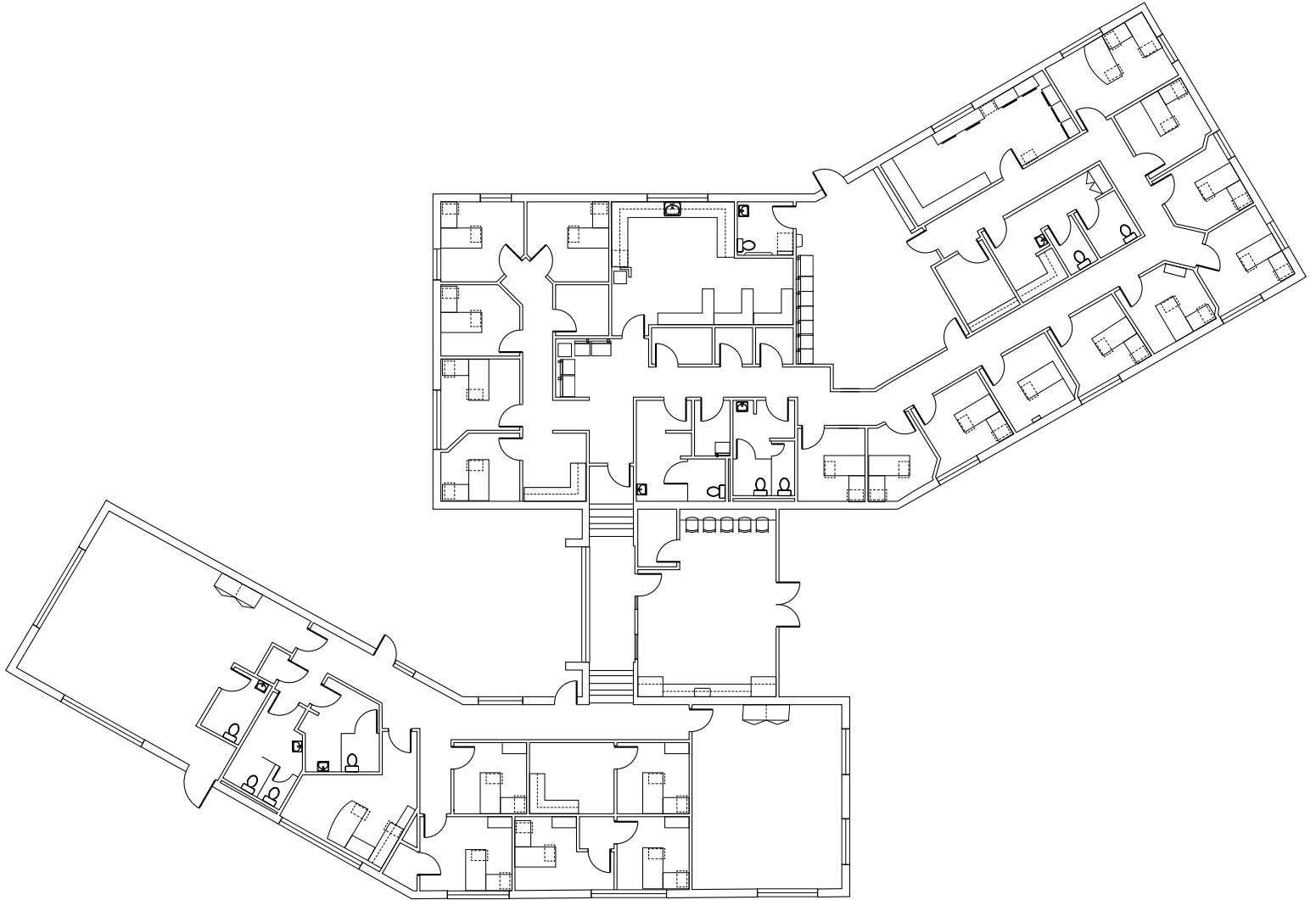
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## FLOOR PLAN





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## AERIAL LOCATION



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