

**FOR SALE & LEASE**

# 7075 INDUSTRIAL ROAD

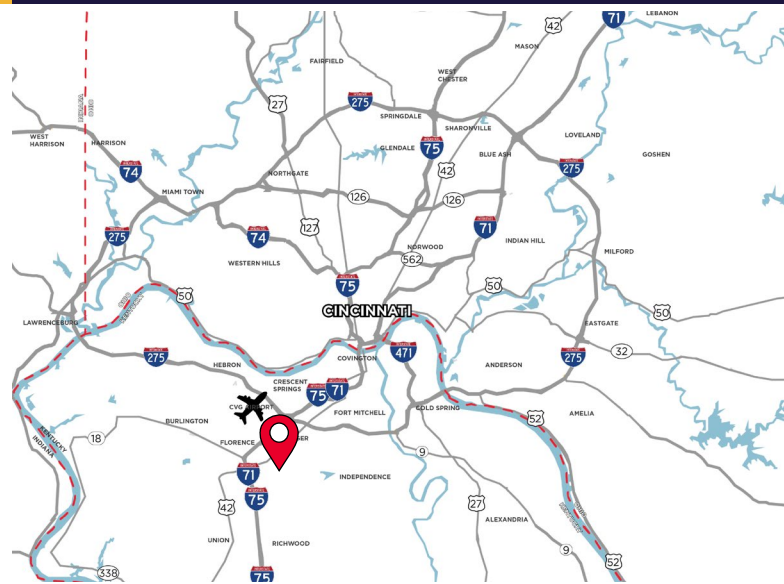
FLORENCE, KY 41042



**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:**

**JEFF BENDER, SIOR, CCIM**  
+1 859 653 1346  
jeff.bender@cushwake.com

**SEATTLE STEIN**  
+1 513 763 3027  
seattle.stein@cushwake.com

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



**FOR SALE & LEASE**

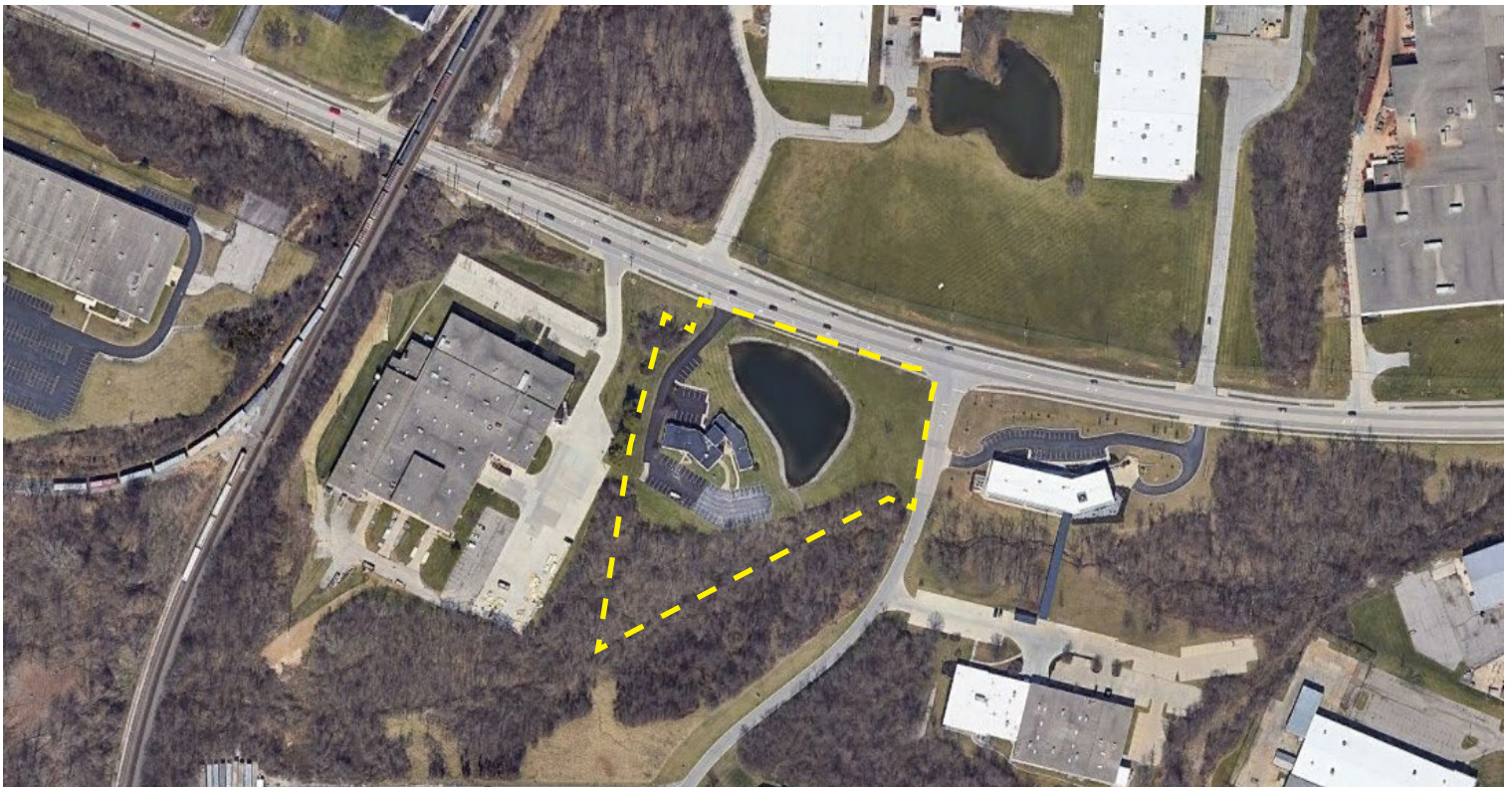
# 7075 INDUSTRIAL ROAD

FLORENCE, KY 41042



JURISDICTION	Florence, KY	PIDN	005-40-01-132.00
COUNTY	Kenton County	COUNTY TAX VALUE	\$1,250,000
TOTAL SF	8,700 SF	ANNUAL TAXES	\$15,313
YEAR BUILT	1978	UTILITIES	
ACRES	5.53 Acres	ELECTRIC/GAS	<a href="http://www.duke-energy.com">www.duke-energy.com</a>
ZONING	General Industrial	WATER	<a href="http://www.nkywater.org">www.nkywater.org</a>
CONSTRUCTION	Block & Metal	SEWER	<a href="http://www.sd1.org">www.sd1.org</a>
FLOORING	Carpet & LVT	TELEPHONE/DATA	<a href="http://www.altafiber.com">www.altafiber.com</a>
PARKING	62 Parking Spots	SALE PRICE	\$1,696,500 (\$195/SF)
ADA	ADA Accessible	LEASE RATE	\$18.00/SF + Taxes & Insurance

## AERIAL





**FOR SALE & LEASE**

# 7075 INDUSTRIAL ROAD

FLORENCE, KY 41042



## PHOTOS



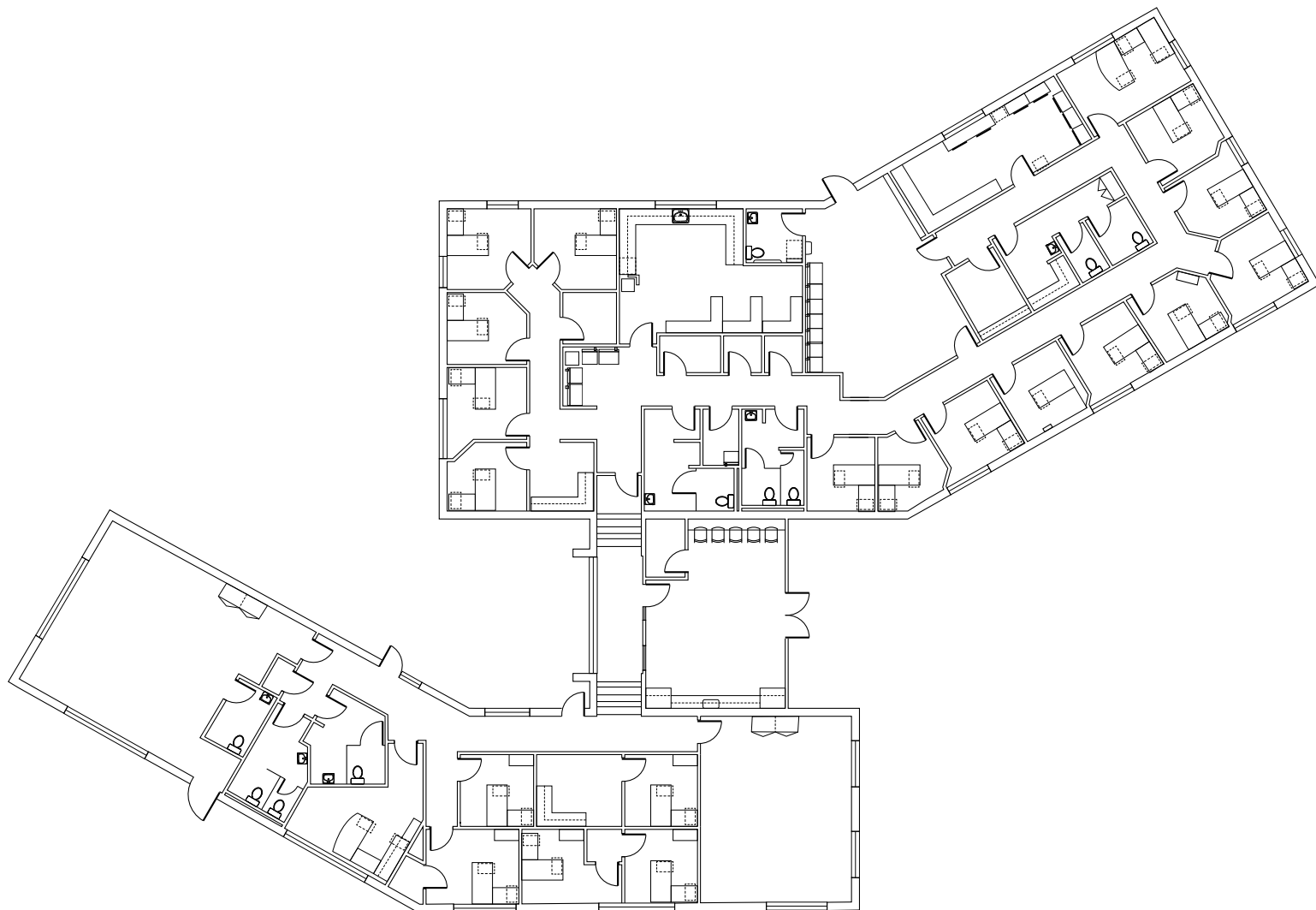
**FOR SALE & LEASE**

# 7075 INDUSTRIAL ROAD

FLORENCE, KY 41042



## FLOOR PLAN





**FOR SALE & LEASE**

# 7075 INDUSTRIAL ROAD

FLORENCE, KY 41042



## AERIAL LOCATION



**For more information, contact:**

**JEFF BENDER, SIOR, CCIM**  
+1 859 653 1346  
jeff.bender@cushwake.com

**SEATTLE STEIN**  
+1 513 763 3027  
seattle.stein@cushwake.com

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

©2024 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 PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, 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.