

# DIXIE DISTRIBUTION CENTER II

GREATER CINCINNATI  
NORTHERN KENTUCKY

8171 DIXIE HIGHWAY  
FLORENCE, KY 41042



FOR LEASE

59,000 SF

MODERN DISTRIBUTION



LEASED BY



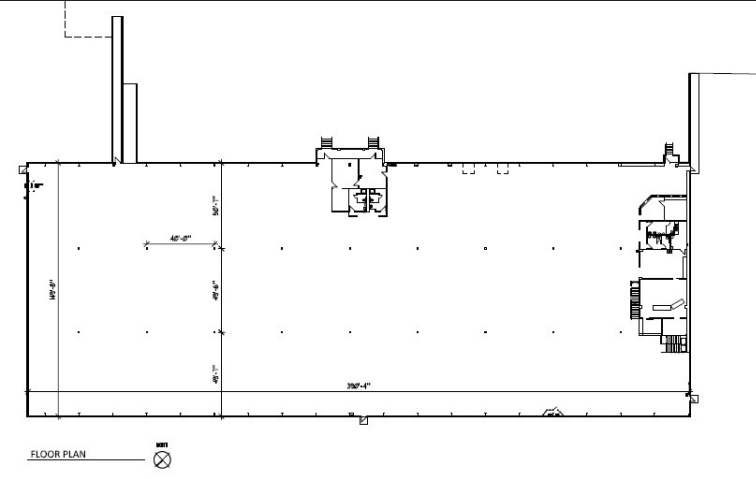
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## BUILDING SPECIFICATIONS

County	Boone County
Available Space	59,000 SF
Office Size	1,329 SF
Clear Height	24'
Dock Doors	10 Docks
Drive-in Doors	1 Drive-in Door
Zoning	I-2, Heavy Industrial
Est. OPEX	\$1.66/SF



FOR LEASE

59,000 SF

8171 Dixie Highway sits in a well-established industrial corridor on Northern Kentucky's major commercial spine, US-25/US-42/US-127. It offers direct frontage on Dixie Highway with high daily traffic counts. It is within mere minutes of major interstates I-71/I-75 and close to CVG Airport, which enhances distribution potential for industrial users.

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