



AVAILABLE FOR LEASE OR SALE



7430 EMPIRE DRIVE

Florence, KY 41042

168,000 SF

PROPERTY HIGHLIGHTS

168,000 SF AVAILABLE

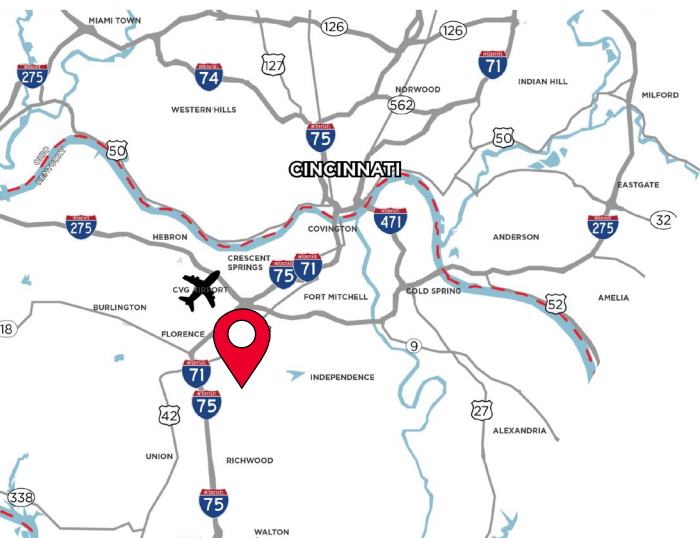
Distribution/Manufacturing Building

I-2 (Heavy Industrial) Zoning

Located in Greater Cincinnati's largest industrial park

Easy interstate access

No city earnings tax



JEFF BENDER, SIOR, CCIM

Executive Vice Chair

+1 859 653 1346

jeff.bender@cushwake.com

SEATTLE STEIN

Director

+1 513 763 3027

seattle.stein@cushwake.com

201 E. Fourth Street, Suite 1800 | Cincinnati, OH 45202

Main +1 513 421 4884 | Fax +1 513 421 1215

cushmanwakefield.com

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7430 EMPIRE DRIVE

Florence, KY 41042

168,000 SF



PROPERTY HIGHLIGHTS

Address	7430 Empire Drive Florence, KY 41042	Restrooms	3 sets in production areas
Year Built	1966, expanded in 1985 and 1988	Floor	1st Warehouse: 7" Concrete Passage: 5" Concrete 2nd Warehouse: 6" Concrete w/ mesh, 4,000 psi
Total Bldg. SF	168,000 SF	HVAC	Gas radiant and gas forced air unit heaters
Available SF	168,000 SF	Parking	31 auto spaces in front. 18 auto spaces in middle
Acres	18.22 Acres	Miscellaneous	Exhaust Fans, compressed air lines
Construction	Pre-cast concrete, conventional steel, masonry and insulated metal panel	Utilities:	
Roof	Single-ply ballasted membrane	Electric	Duke Energy (800.544.6900)
Office Area	± 6,000 SF	Gas	Duke Energy (800.544.6900)
Clear Height	17'6" - 22'	Water	Northern Kentucky Water District (859.578.9898) 12" Main on Empire Drive
Break Room	1,482 SF	Sewer	Sanitation District #1 (859.578.7450)
Col. Spacing	See Floor Plan	Telephone/Data	Alta Fiber (513.566.5050) Spectrum (877.415.4758)
Sprinkler System	Grinnell Fire Protection Mfg: 0.22 gpm/2,000 SF Additions: 0.50 gpm/2,700 SF	Governing Jurisdiction	Unincorporated Boone County
Electrical	Mfg: 2000 KVA Warehouse: 4,000a, 480v, 3 Phase, 4-wire	Lease Rate	\$4.50/SF NNN
Dock Doors	16 Docks w/ pit levelers, locks & seals. (12) doors 8'x10'; (4) doors 9'x9'	Sale Price	\$6,200,000
Drive-Ins	2 Drive-in Doors		
Truck Court	57' concrete pad - north loading		
Zoning	I-2, Boone County, Heavy Industrial		

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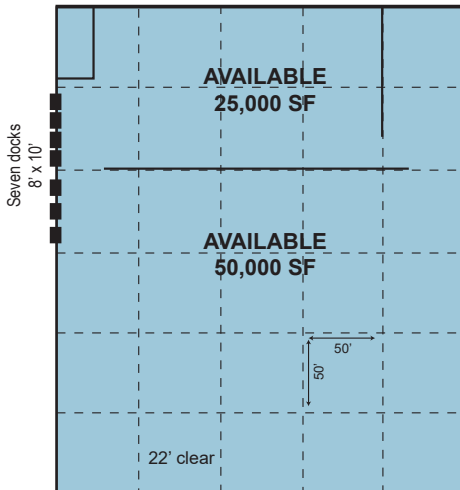
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168,000 SF

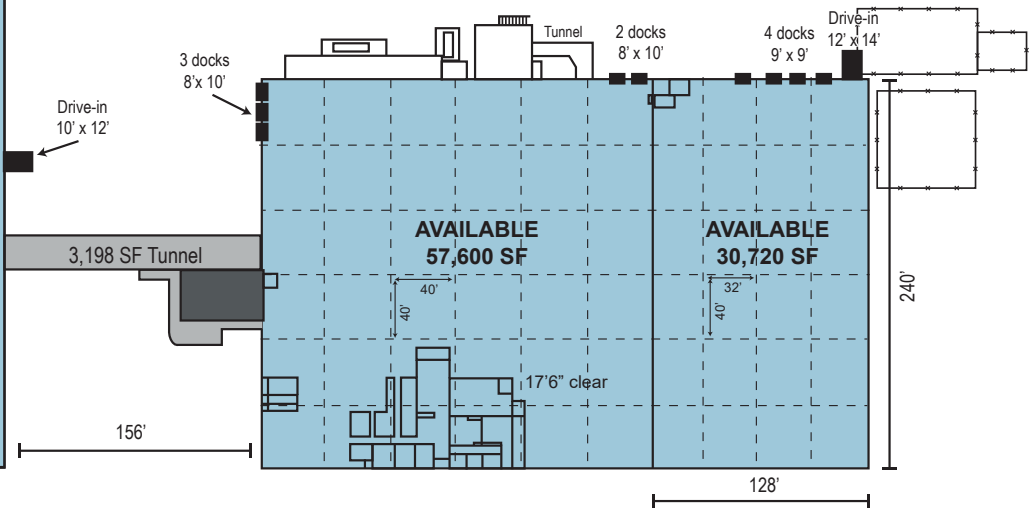


FLOOR PLAN

2ND WAREHOUSE



1ST WAREHOUSE



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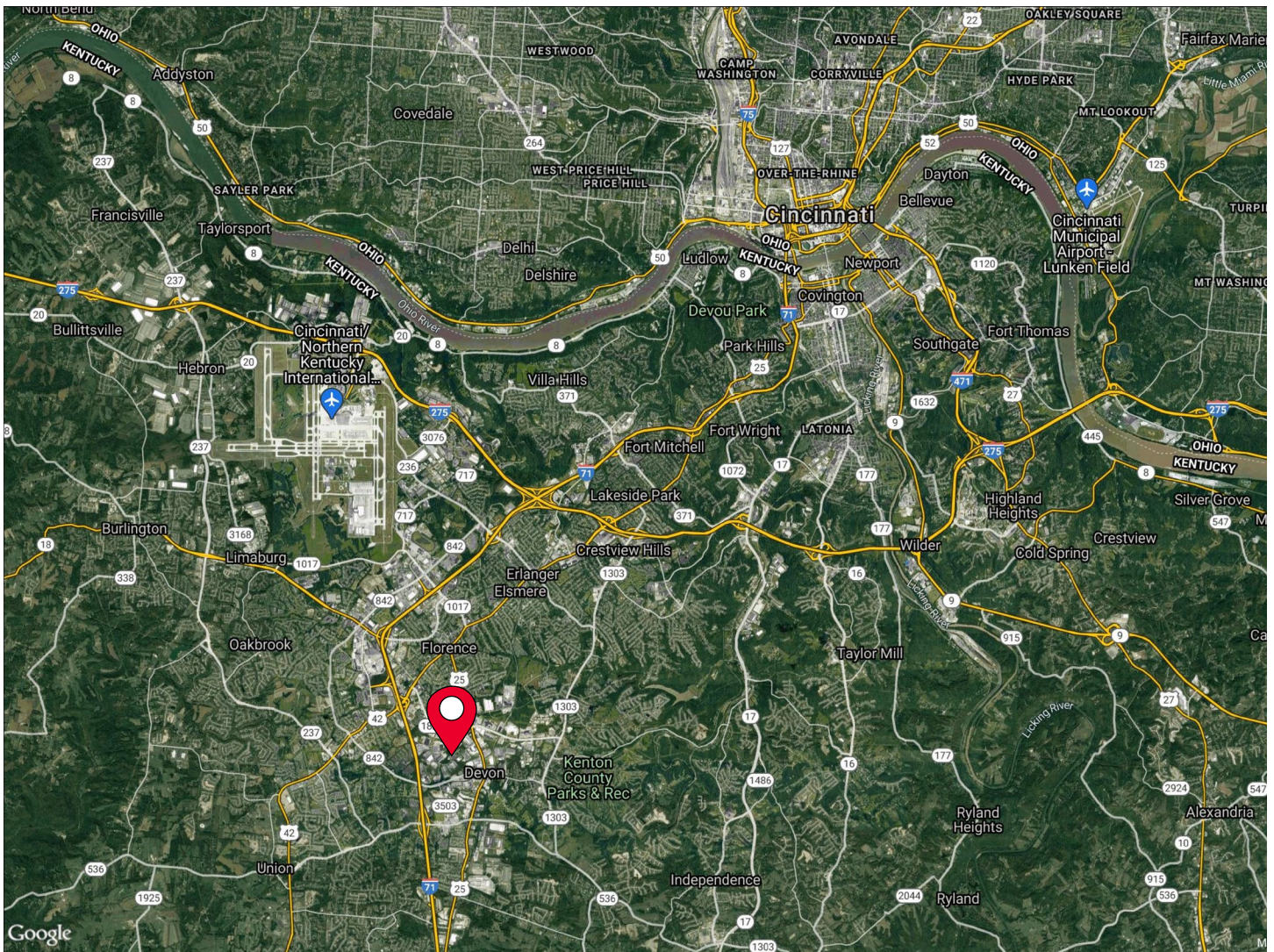
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AERIAL/LOCATION MAP



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