

FOR LEASE

7964 KENTUCKY DRIVE

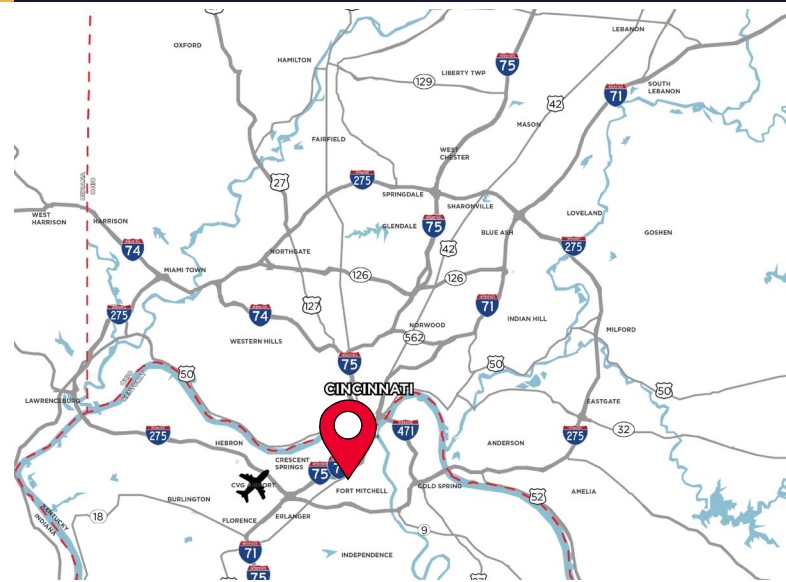
FLORENCE, KY 41042



OFFICE/WAREHOUSE

- Suite 11: 4,000 SF Available
- 1,600 SF Office
- Heavy Industrial Zoning
- Ideal for Office/Warehouse or Distribution
- Greater Cincinnati's Largest Industrial Park
- Close Proximity to Cincinnati/ N. Kentucky International Airport

LEASE RATE: \$6.50/SF



For more information, contact:

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BUILDING SIZE	43,781 SF	DOORS	(1) dock door
AVAILABLE SIZE	4,000 SF	HVAC	Gas-fired unit heaters
OFFICE SIZE	1,600 SF	UTILITIES	
YEAR BUILT	1976	ELECTRIC	www.duke-energy.com
CONSTRUCTION	Concrete Block	GAS	www.duke-energy.com
CLEAR HEIGHT	14'	WATER	www.boonewater.com
COLUMN SPACING	40' x 43.33' (100' deep)	SEWER	www.sd1.org
FIRE SUPPRESSION	Dry System	TELEPHONE	www.altafiber.com
LIGHTING	Fluorescent Strip	DATA	www.spectrum.com
		OPEX	\$1.65/SF

SITE PLAN & SPECIFICATIONS



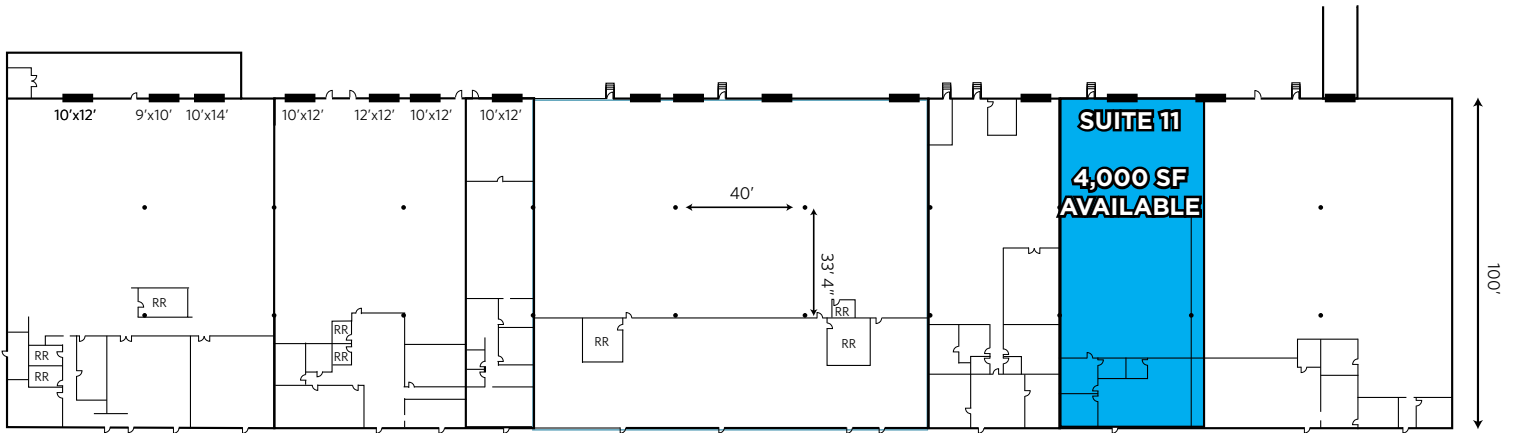
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FLOOR PLAN - SUITE 11



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AERIAL LOCATION



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