

FOR LEASE

7980 VULCAN DRIVE

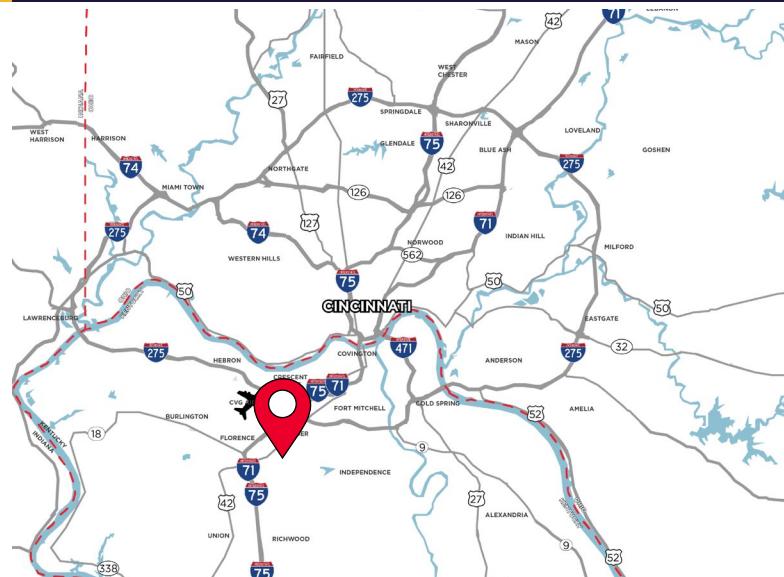
FLORENCE, KY 41042



OFFICE/WAREHOUSE

LEASE RATE: \$12.50/SF GROSS

- 12,434 SF Available
- 7,520 SF of Warehouse Space
- 2 Floors of Office BTS
- 1st Floor Office: 1,638 SF
- 2nd Floor Office: 3,276 SF
- (4) Dock Doors w/ Mechanical Pit Levelers
- (2) Drive-in Doors (12'x14')
- Clear Span Building
- New Construction
- 20-30 Trailer Parking Available



For more information, contact:

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AVAILABLE SIZE	12,434 SF
OFFICE SIZE	1st Floor: 1,638 SF 2nd Floor: 3,276 SF
YEAR BUILT	2024
CONSTRUCTION	Block & Metal
CLEAR HEIGHT	18'
COLUMN SPACING	Clear Span Building
AUTO PARKING	20
TRAILER PARKING	30 spots
FIRE SUPPRESSION	Wet
LIGHTING	LED

DOCK DOORS	(4) 9'x10' docks w/ mechanical pit levelers
DRIVE-IN DOORS	(2) 12'x14' Drive-in Doors
UTILITIES	
ELECTRIC	www.duke-energy.com
GAS	www.duke-energy.com
WATER	www.boonewater.com
SEWER	www.sdl.org
TELEPHONE	www.altafiber.com
DATA	www.spectrum.com

AERIAL



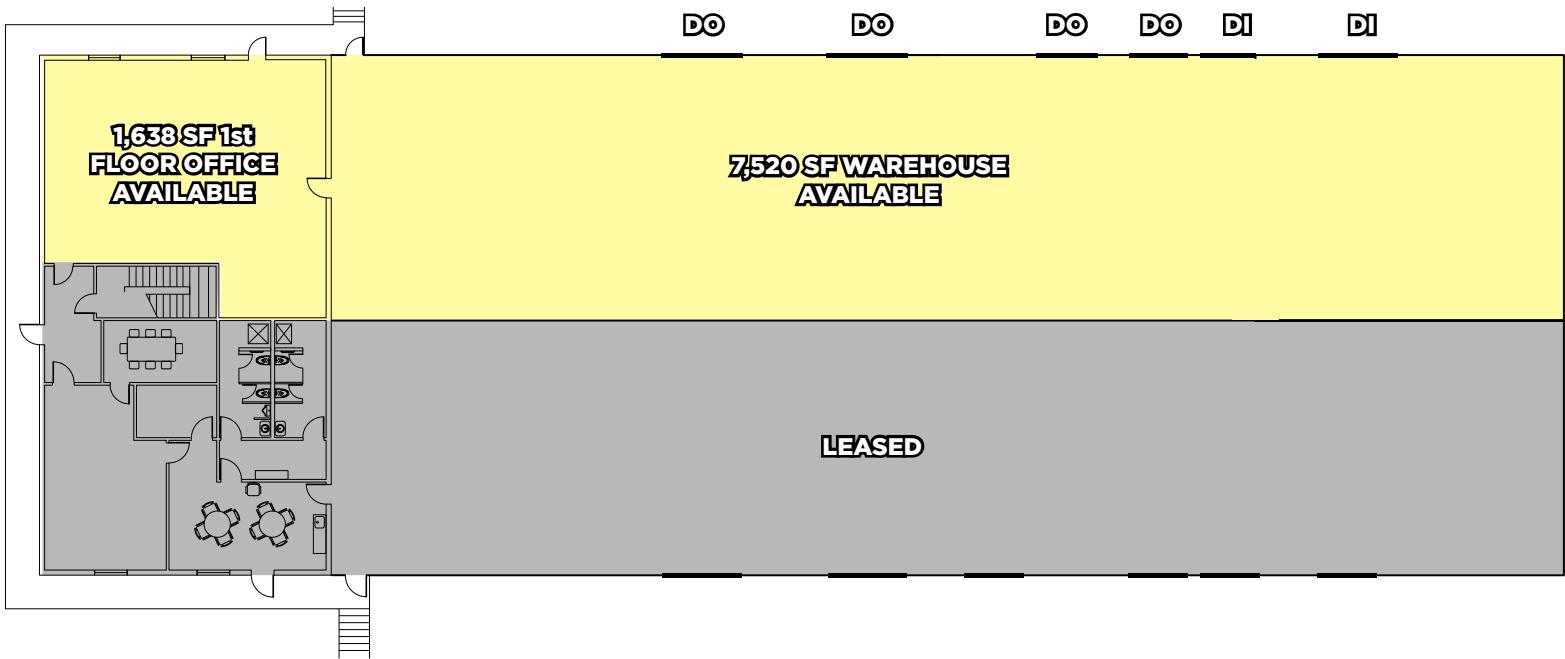
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FLOOR PLAN - 1st FLOOR



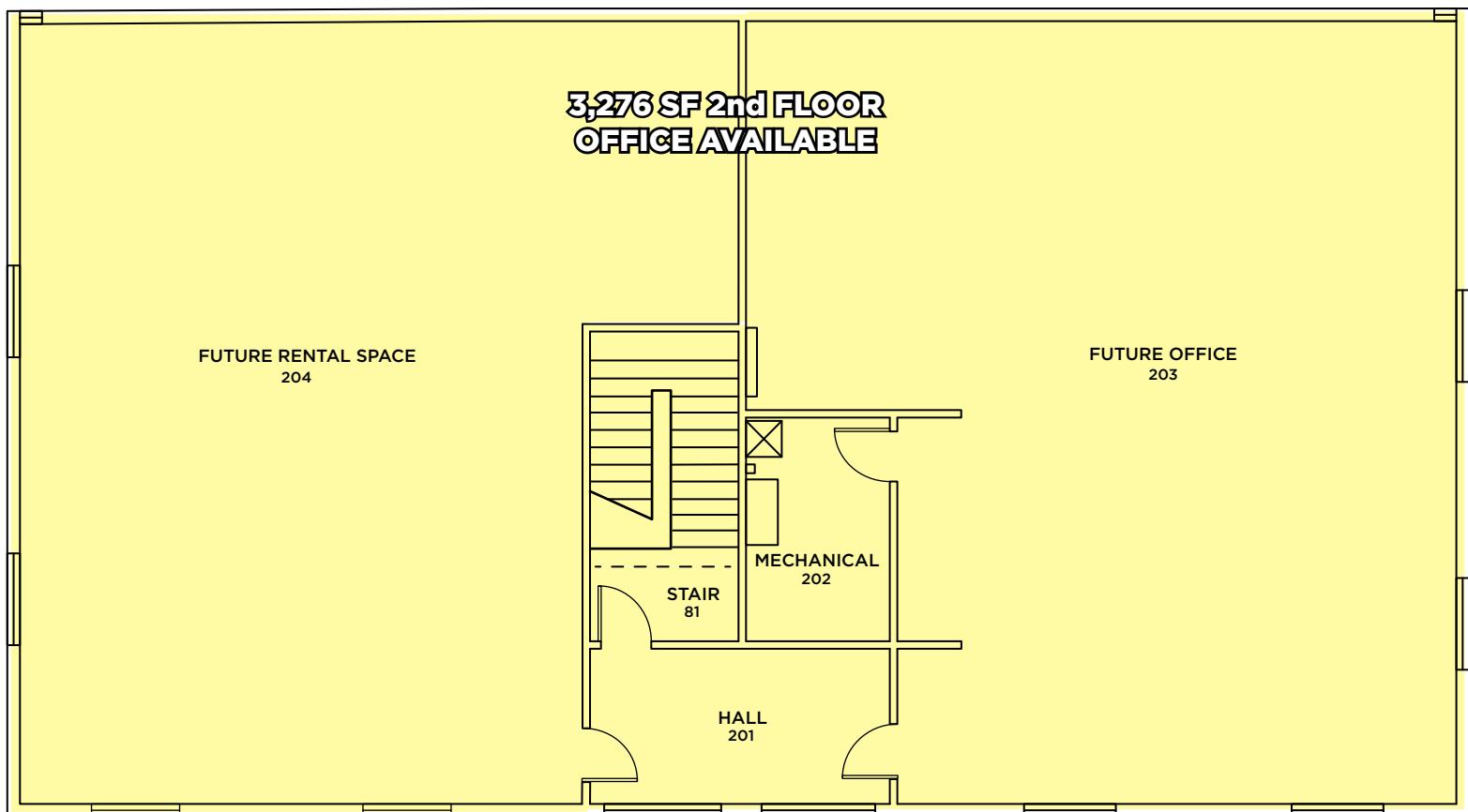
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OFFICE FLOOR PLAN - 2nd FLOOR



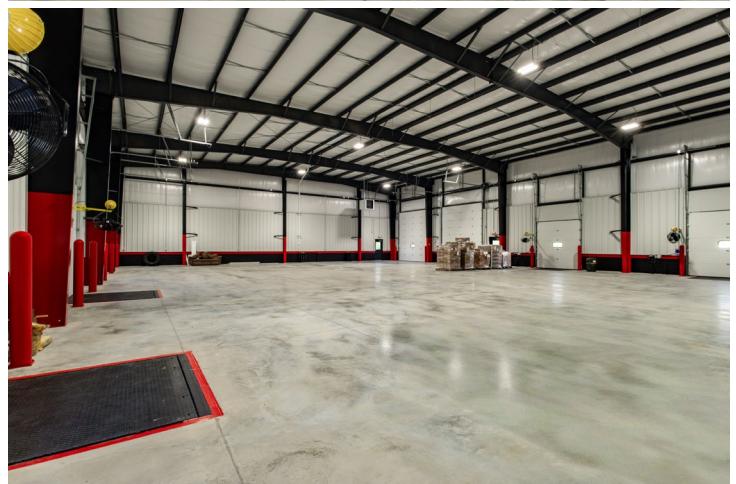
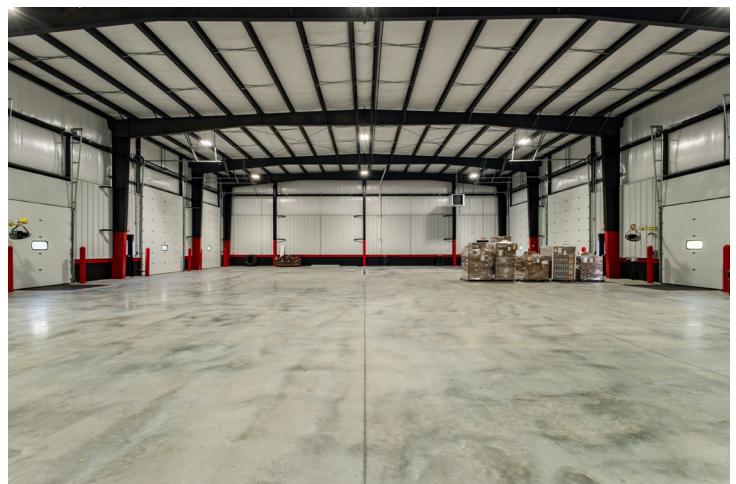
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PHOTOS



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AERIAL LOCATION



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