

FOR LEASE

7980 VULCAN DRIVE

FLORENCE, KY 41042



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.sd1.org

TELEPHONE www.altafiber.com

DATA www.spectrum.com

AERIAL



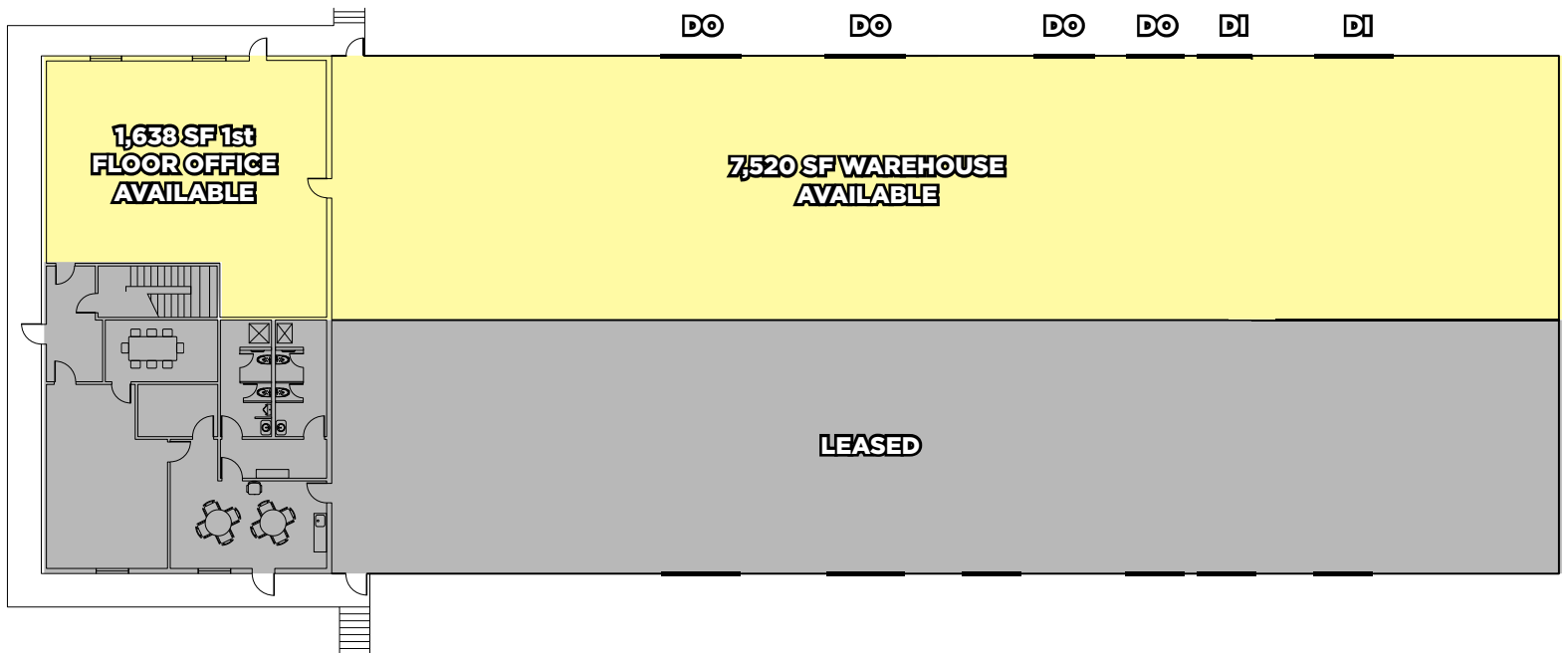
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FLOOR PLAN - 1st FLOOR



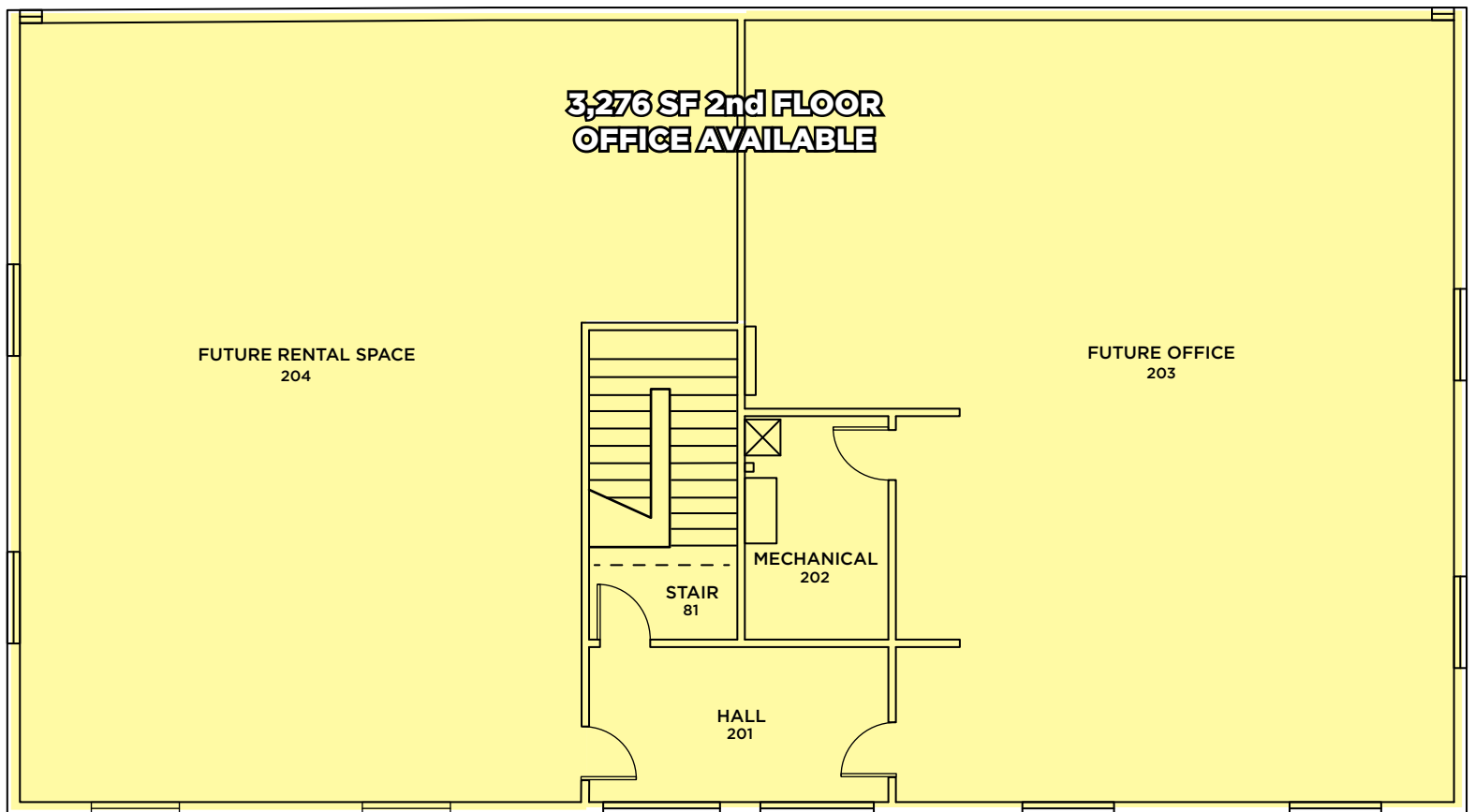
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OFFICE FLOOR PLAN - 2nd FLOOR



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PHOTOS



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AERIAL LOCATION



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