

10176 Dixie Highway

10176 DIXIE HIGHWAY, FLORENCE, KY 41042

137,088 sq. ft.
AVAILABLE

21 total
DOCK DOORS

24,040 sq. ft.
OFFICE AREA

1
DRIVE-IN DOOR

24' - 26'
CLEAR HEIGHT

100%
AIR-CONDITIONED

Features

137,088 sq. ft. Total Space

24,040 sq. ft. Office

Light Manufacturing

Fully Air-Conditioned

Upgraded Dock Equipment

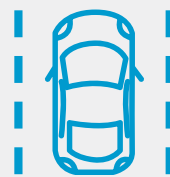
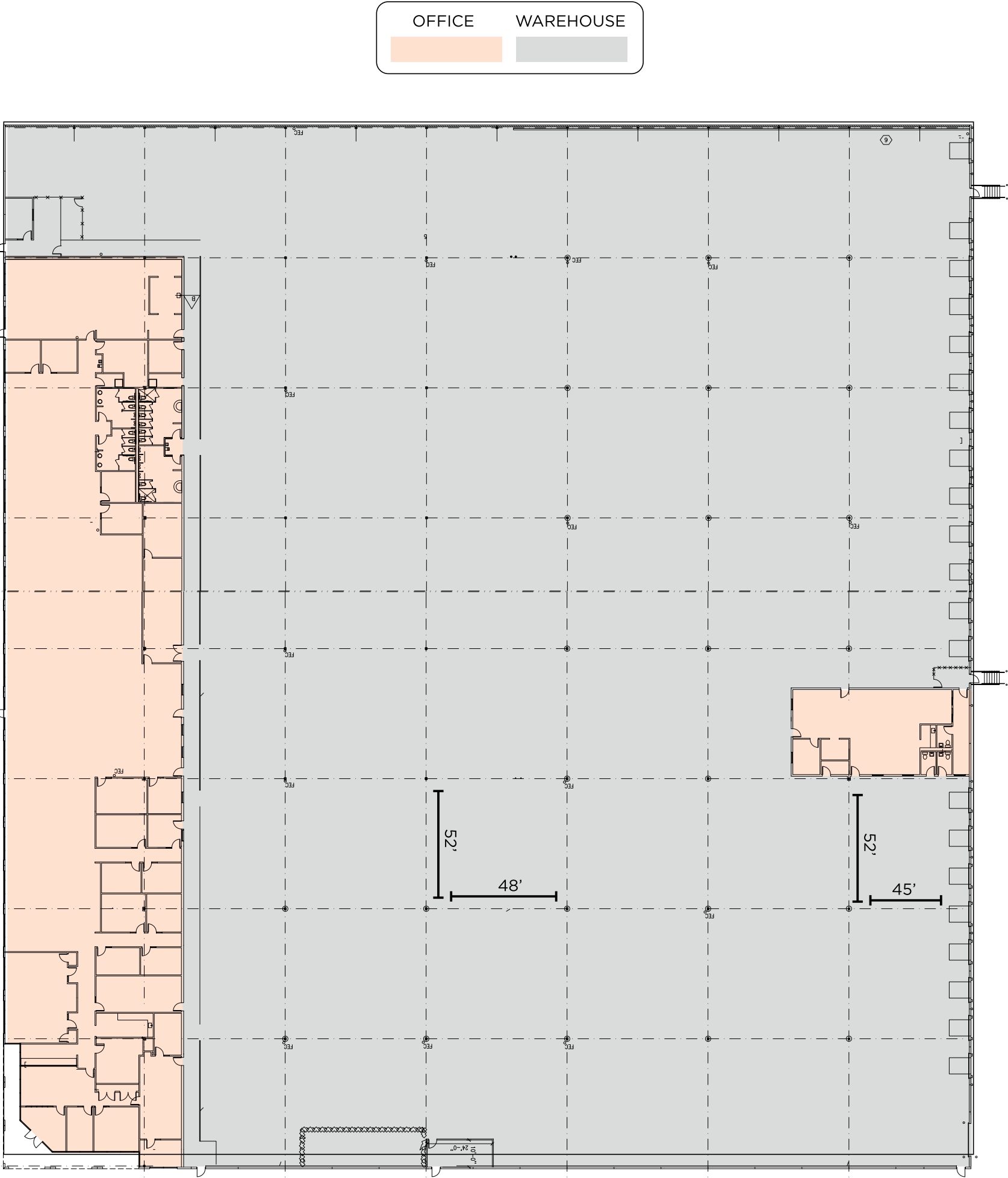
Secured Truck Court

**10 Miles South of the Cincinnati/
Northern Kentucky International
Airport & Amazon Prime Air Hub**



Building Specifications

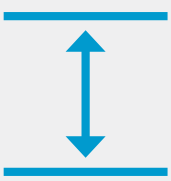
Building Size	137,088 sq. ft.
Available	137,088 sq. ft.
Office Space	24,040 sq. ft.
Year Built	2002
Clear Height	24' - 26'
Column Spacing	52' x 45' Staging Bay: 52' x 48' typical
Dock Doors	21 (9'x10') dock doors w/ vision panel - McGuire 25,000 lb pit levelers & swing arm lights at all docks
Drive-ins	1 (14' x 16') drive-in door
Format	Rear load
Trailer Parking	150' deep; 60' concrete apron - (20) trailer stalls
Automobile Parking	136 spaces
Sprinklers	Wet. Tyco 16.8 k-factor, Ultra K17 brass upright heads permit storage up to 25' w/ 36" clearance
Lighting	Office: LED Warehouse: T-5 on motion sensors
2026 Opex	\$1.39/ sq. ft.



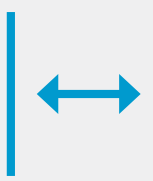
136
Automobile
Parking



20
Trailer
Stalls



24'- 26'
Clear
Height



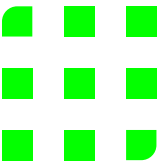
52' x 45'
Column
Spacing

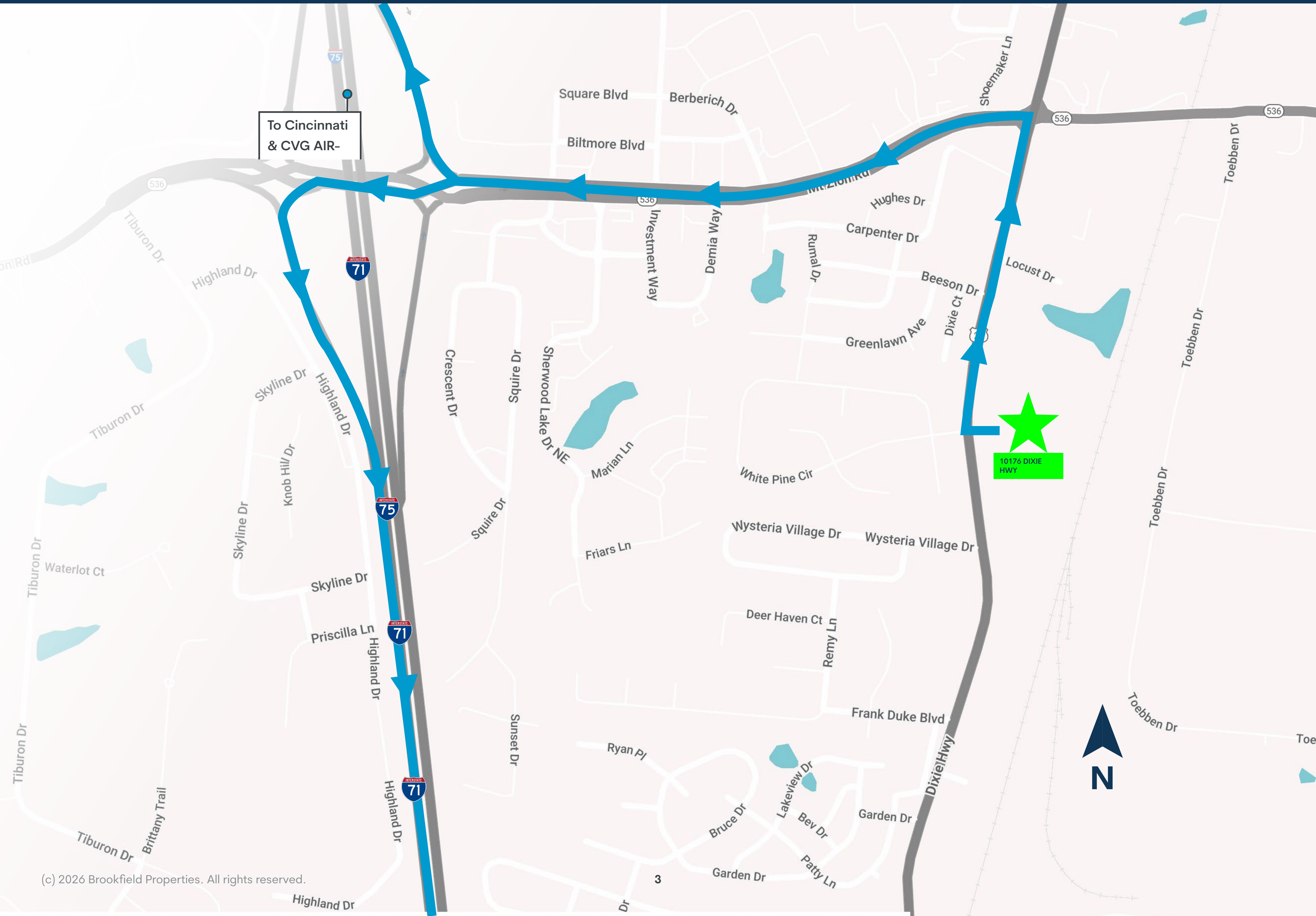


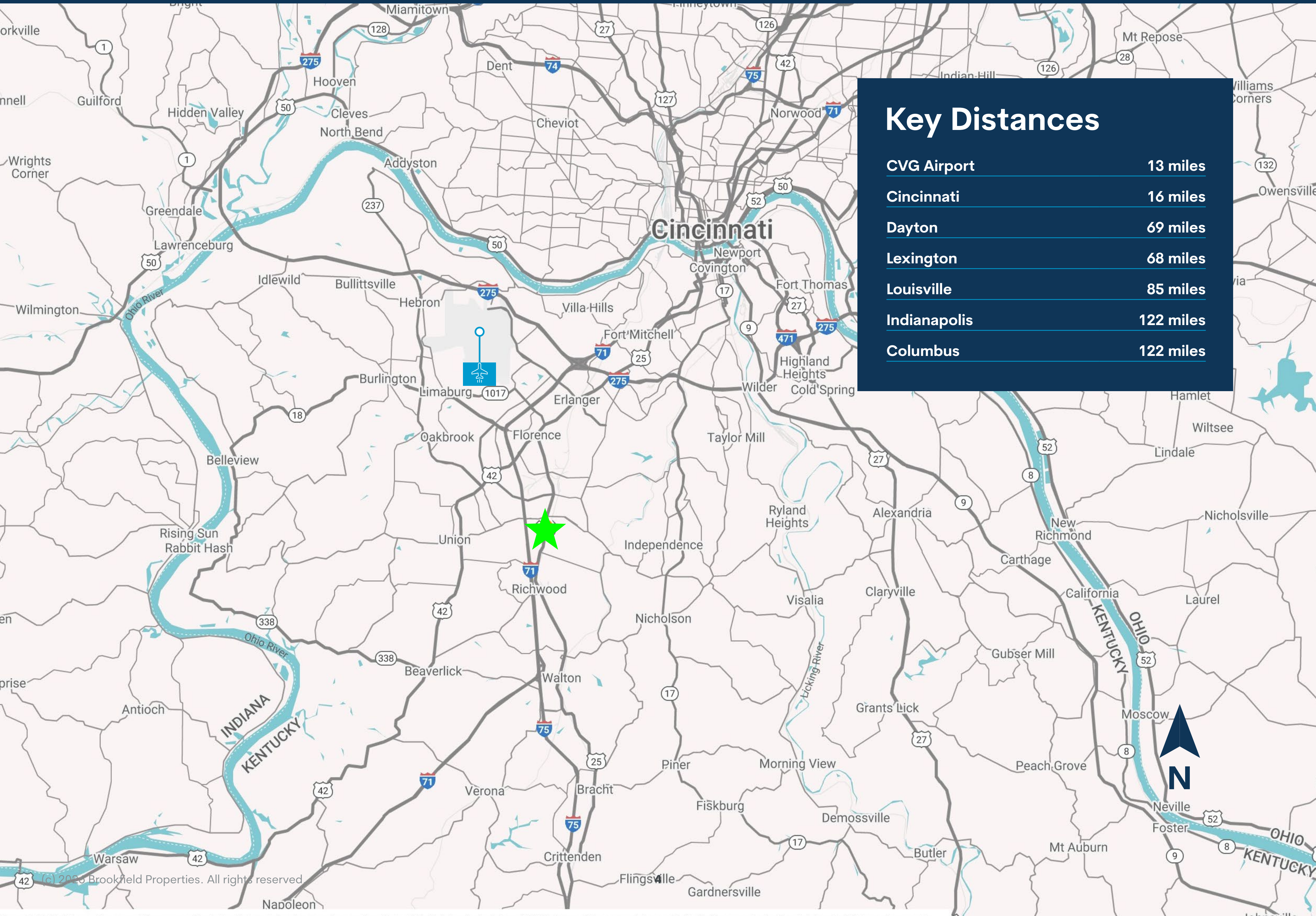
21
Dock Doors



150'
Truck Court
Depth







Key Distances

<u>CVG Airport</u>	<u>13 miles</u>
<u>Cincinnati</u>	<u>16 miles</u>
<u>Dayton</u>	<u>69 miles</u>
<u>Lexington</u>	<u>68 miles</u>
<u>Louisville</u>	<u>85 miles</u>
<u>Indianapolis</u>	<u>122 miles</u>
<u>Columbus</u>	<u>122 miles</u>



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