

**FOR LEASE**

# 7960 KENTUCKY DRIVE

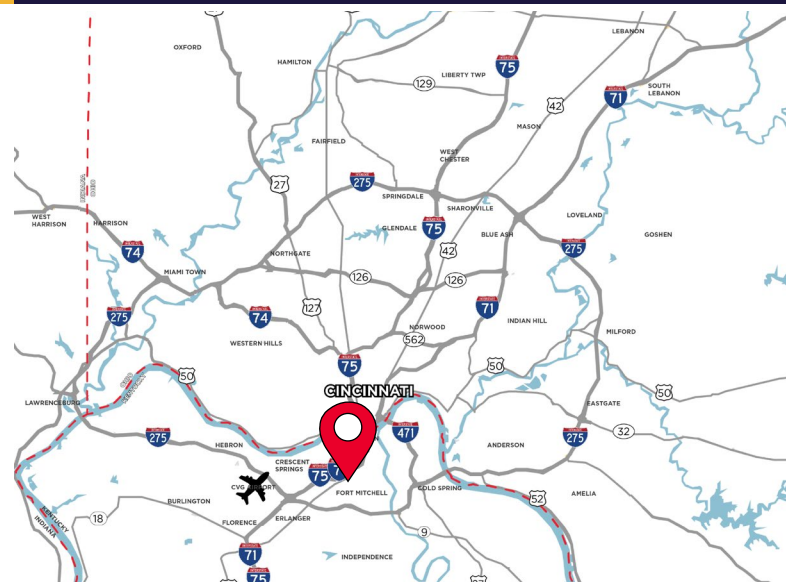
FLORENCE, KY 41042



## OFFICE/WAREHOUSE

- Suite 1: 5,600 SF Available
- 800 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:**

SEATTLE STEIN  
+1 513 763 3027  
seattle.stein@cushwake.com

JEFF BENDER, SIOR, CCIM  
+1 513 763 3046  
jeff.bender@cushwake.com  
Owner/Agent

201 E. Fourth Street, Suite 1800  
Cincinnati, OH 45202  
P: +1 513 421 4884  
cushmanwakefield.com

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BUILDING SIZE	61,400 SF
AVAILABLE SIZE	5,600 SF
OFFICE SIZE	800 SF
YEAR BUILT	1976
CONSTRUCTION	Concrete Block
CLEAR HEIGHT	18' - 19'
COLUMN SPACING	40' x 40'
PARKING	67 Auto Stalls
FIRE SUPPRESSION	Dry System
LIGHTING	Fluorescent Strip

DOORS	(1) dock door
HVAC	Gas-fired unit heaters
UTILITIES	
ELECTRIC	<a href="http://www.duke-energy.com">www.duke-energy.com</a>
GAS	<a href="http://www.duke-energy.com">www.duke-energy.com</a>
WATER	<a href="http://www.boonewater.com">www.boonewater.com</a>
SEWER	<a href="http://www.sd1.org">www.sd1.org</a>
TELEPHONE	<a href="http://www.altafiber.com">www.altafiber.com</a>
DATA	<a href="http://www.spectrum.com">www.spectrum.com</a>
OPEX	\$1.85/SF

## SITE PLAN & SPECIFICATIONS



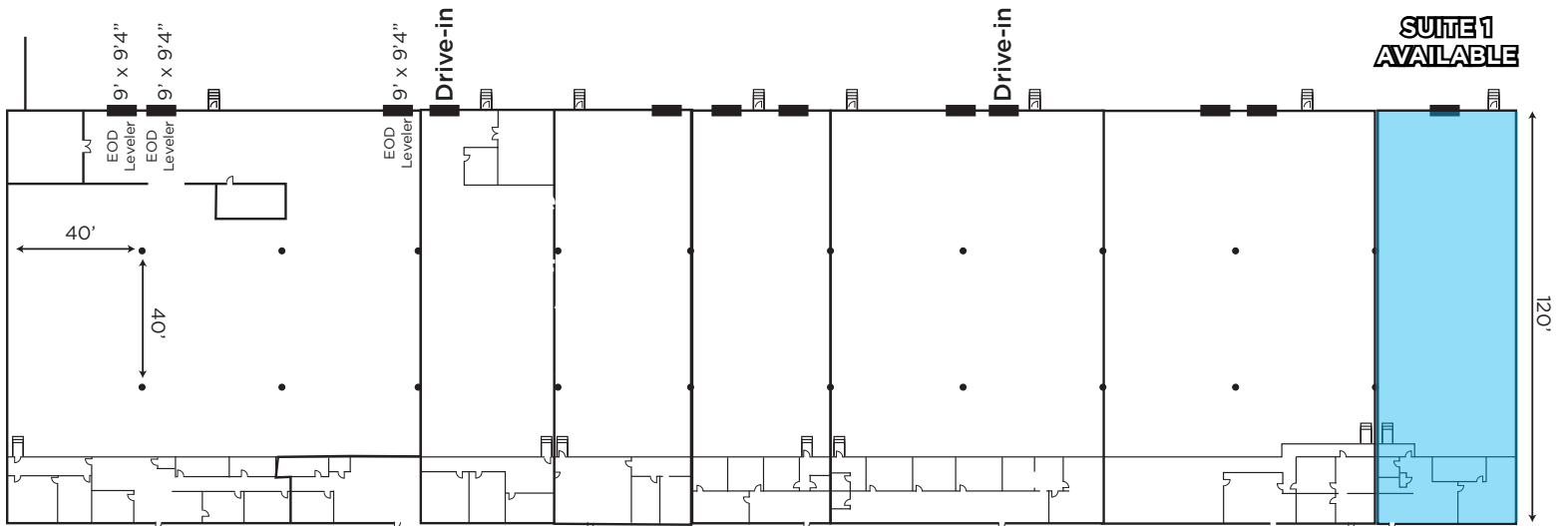
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## FLOOR PLAN - SUITE 1



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## AERIAL LOCATION



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