

FOR SUBLEASE

DIXIE DISTRIBUTION CENTER I

8179 DIXIE HIGHWAY, FLORENCE, KY 41042



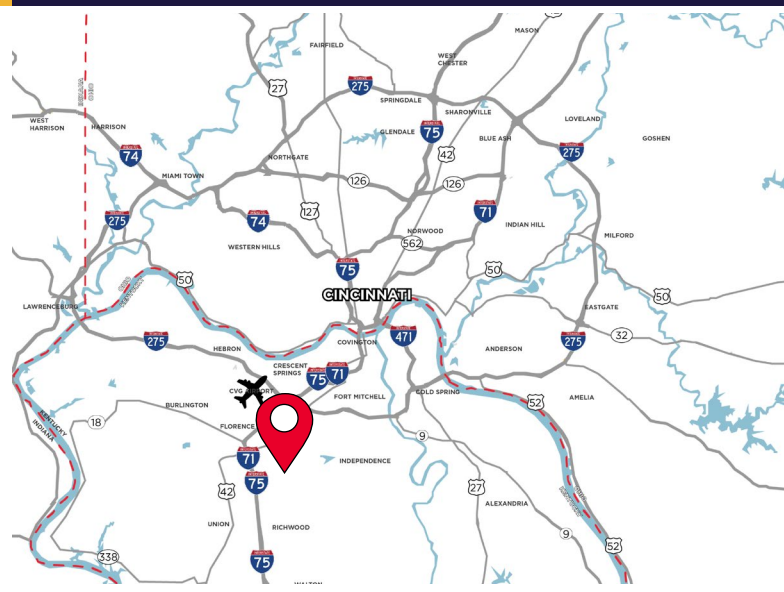
RATE REDUCED!



HEAVY INDUSTRIAL WAREHOUSE

LEASE RATE: \$6.50/SF NNN

- 40,000 SF Total Available (Suite 200)
- 24' Clear Height
- Front Loaded
- Heavy Industrial Zoning
- No City Earnings Tax
- **Sublease Expiration: 8/31/2027**



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

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

FOR SUBLEASE

DIXIE DISTRIBUTION CENTER I

8179 DIXIE HIGHWAY, FLORENCE, KY 41042



LOCATION	Florence, KY
AVAILABLE SIZE	Suite 200: 40,000 SF
OFFICE SIZE	1,000 SF
YEAR BUILT	1989
CONSTRUCTION	Pre-cast concrete panel and metal siding
CLEAR HEIGHT	24'
ROOF	Standing seam metal roof. 6" vinyl-faced batt insulation. R-19
PARKING	±18 Auto stalls
FLOOR	6" reinforced concrete with 42 mesh. 4,000 psi

DOCKS	(6) Dock Doors
FIRE SUPPRESSION	Wet
ELECTRIC	200 amps
HVAC	Suspended forced-air gas unit heaters
UTILITIES	
ELECTRIC/GAS	www.duke-energy.com
WATER	www.nkywater.org
SEWER	www.sd1.org
TELEPHONE	www.altafiber.com
DATA	www.spectrum.com
OPEX	\$1.68/SF

SITE PLAN & SPECIFICATIONS



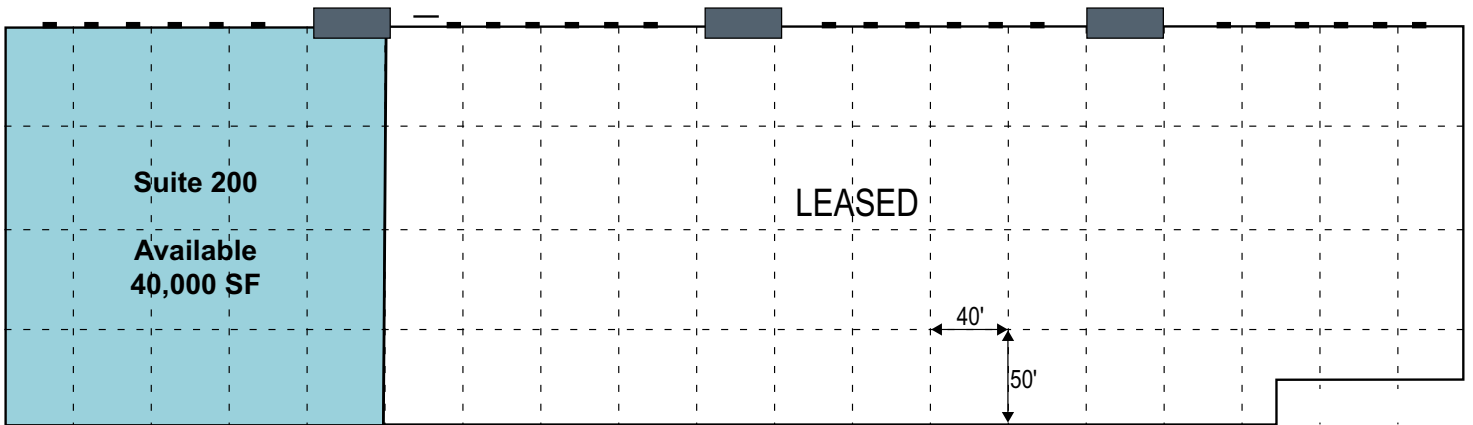
FOR SUBLEASE

DIXIE DISTRIBUTION CENTER I

8179 DIXIE HIGHWAY, FLORENCE, KY 41042



OVERALL FLOOR PLAN



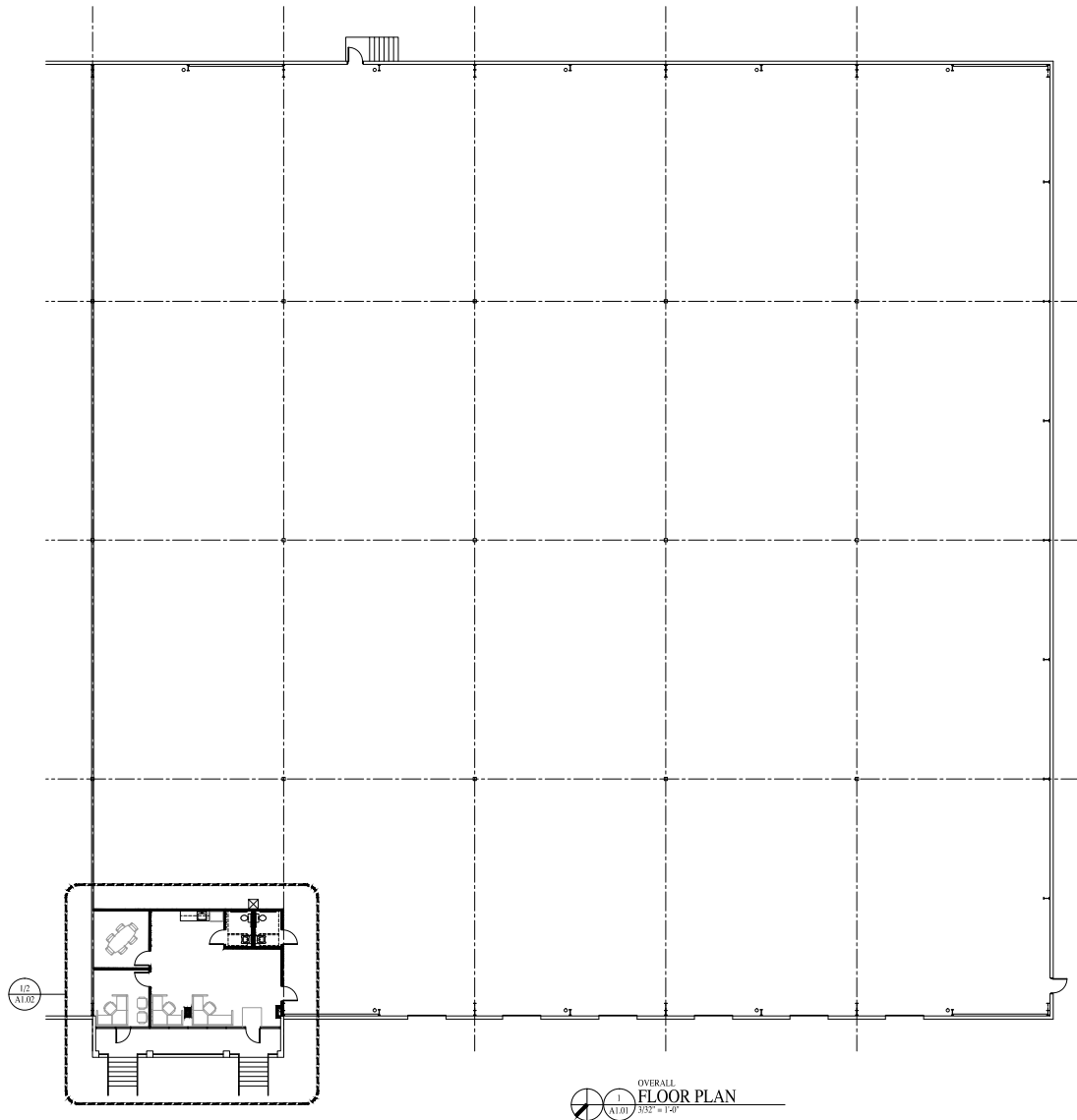
FOR SUBLEASE

DIXIE DISTRIBUTION CENTER I

8179 DIXIE HIGHWAY, FLORENCE, KY 41042



OFFICE FLOOR PLAN



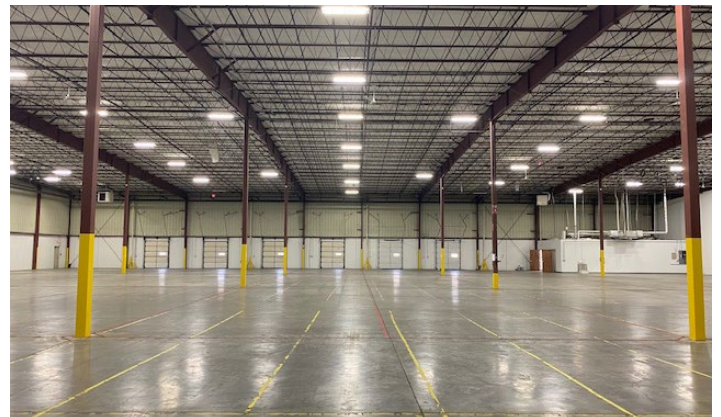
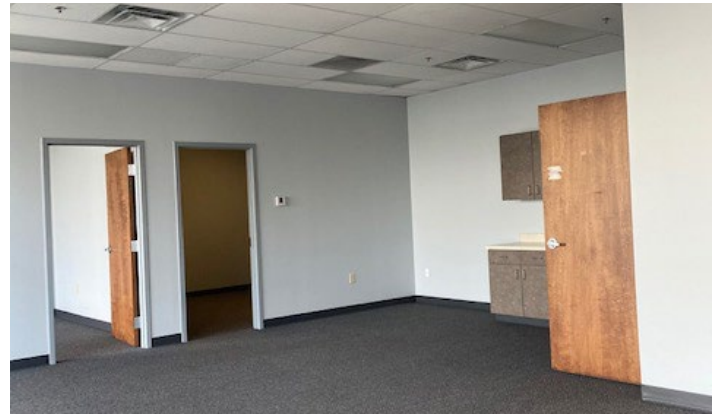
FOR SUBLEASE

DIXIE DISTRIBUTION CENTER I

8179 DIXIE HIGHWAY, FLORENCE, KY 41042



PROPERTY PHOTOS



FOR SUBLEASE

DIXIE DISTRIBUTION CENTER I

8179 DIXIE HIGHWAY, FLORENCE, KY 41042



AERIAL LOCATION



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

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