

FOR LEASE

7090 INDUSTRIAL ROAD

FLORENCE, KY 41042



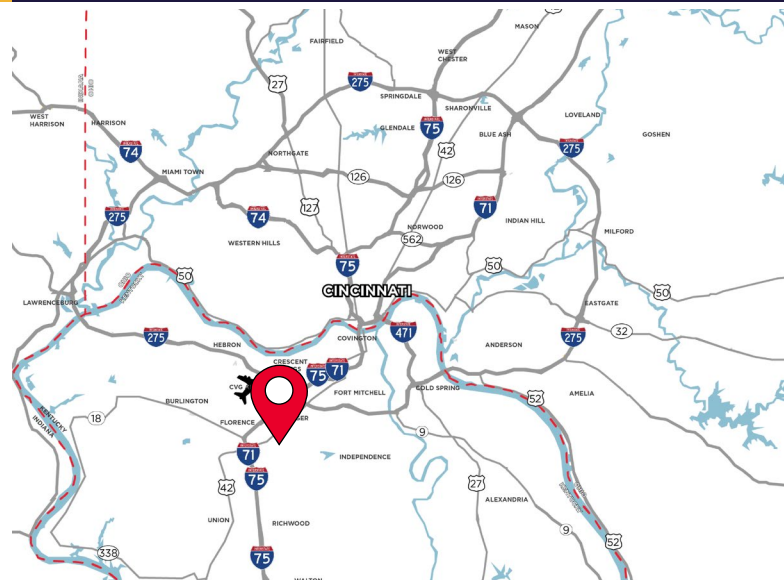
RATE REDUCED!



BULK WAREHOUSE

LEASE RATE: \$5.35/SF NNN

- 106,847 SF Available
- Greater Cincinnati's Largest Industrial Park
- Rail Served by Norfolk Southern (6 Rail Doors)
- 20' Clear Height
- (15) Dock Doors
- (1) Drive-in Door
- Two Miles to I-75/71



For more information, contact:

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

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

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

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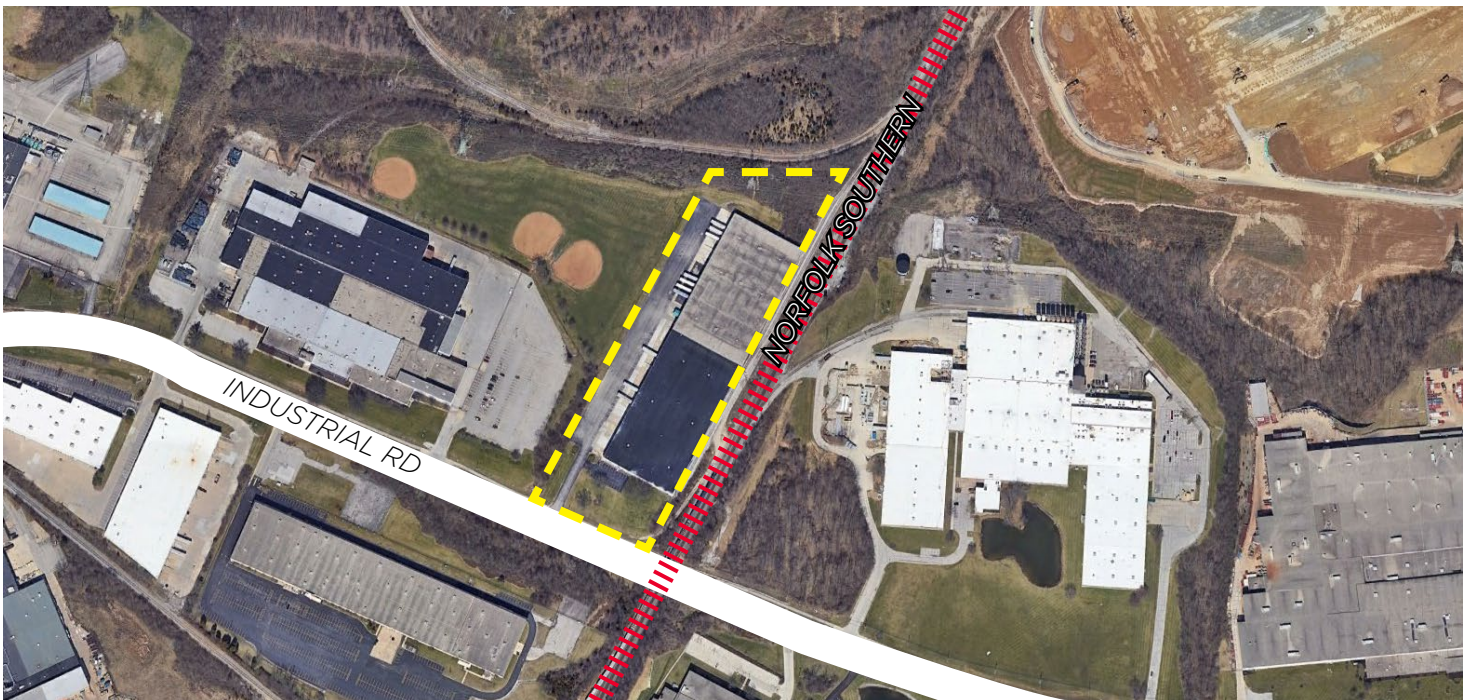
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TOTAL BLDG. AREA	202,047 SF (849' x 238')
AVAILABLE SIZE	106,847 SF
OFFICE SIZE	1,500 SF
ACRES	10.584 Acres
YEAR BUILT	1972
CONSTRUCTION	Pre-cast Concrete
CLEAR HEIGHT	20'
COLUMN SPACING	40' x 34' (238' deep)
PARKING	22 Spaces
ZONING	IP-1, Industrial Park, Kenton County

DOCK DOORS	(15) Dock Doors; (14) w/ Mechanical Pit Levelers; 9'x9'
DRIVE-IN DOORS	(1) Drive-in Door
SPRINKLERS	Wet
ELECTRIC	Two 200-amp, 480/277-volt, 3-phase
HVAC	Gas Forced-Air Suspended Unit Heaters
UTILITIES	
ELECTRIC/GAS	www.duke-energy.com
WATER	www.nkywater.org
SEWER	www.sdl.org
TELEPHONE/DATA	www.altafiber.com
OPEX	\$0.91/SF

AERIAL



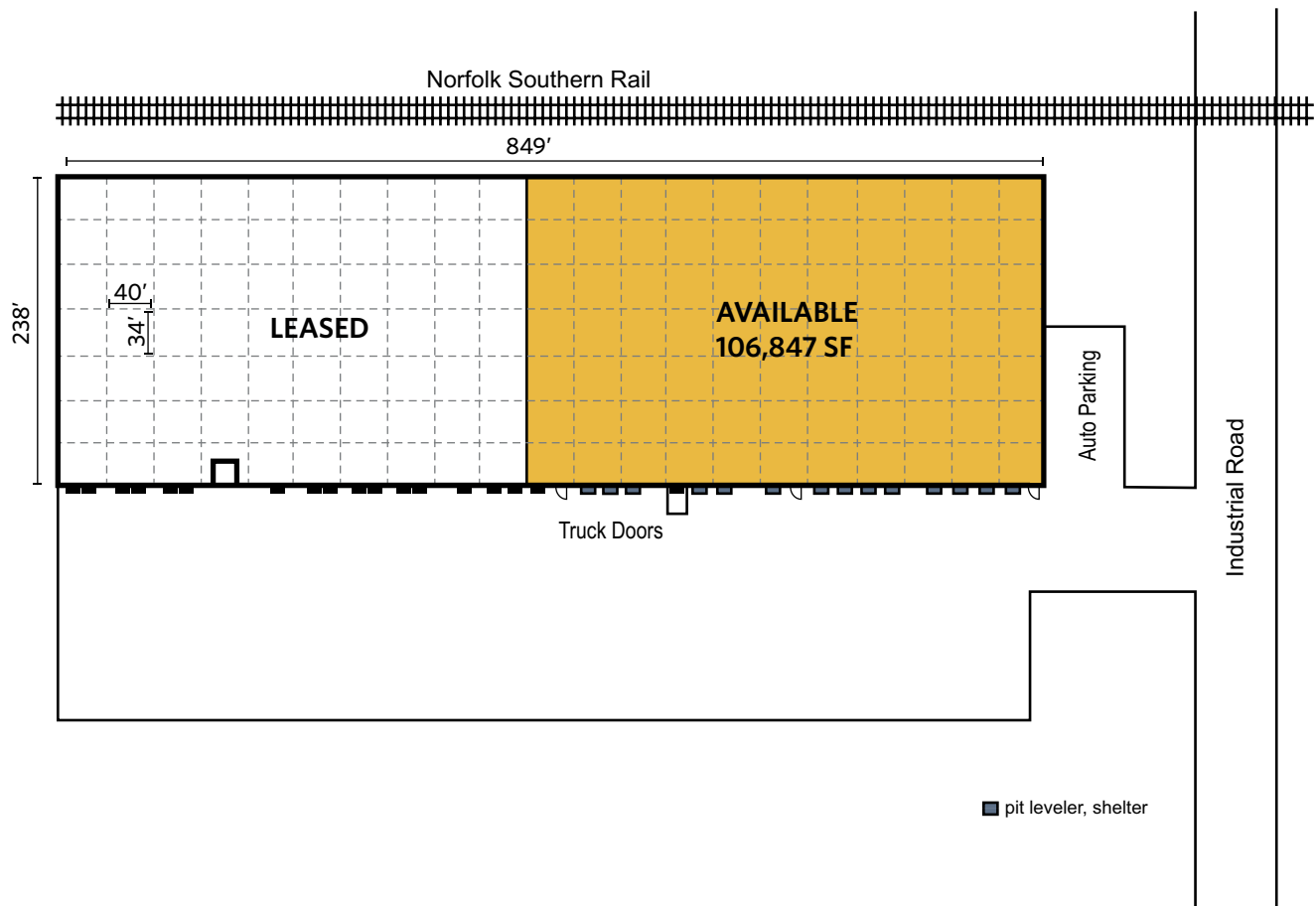
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FLOOR PLAN



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PROPERTY PHOTOS



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AERIAL LOCATION



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