

FOR LEASE

7960 KENTUCKY DRIVE

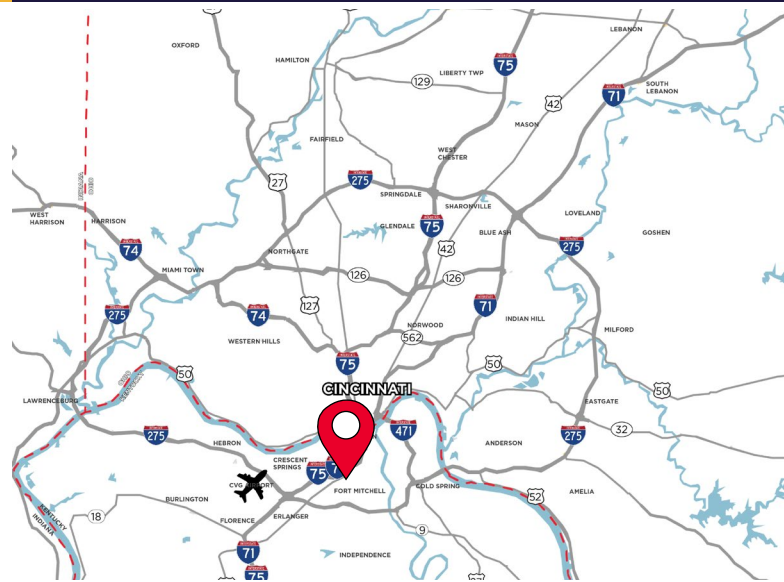
FLORENCE, KY 41042



OFFICE/WAREHOUSE

- Multiple Suites Available!
- 800 SF Office in Each Suite
- 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:

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BUILDING SIZE 61,400 SF

AVAILABLE SIZE See next page

OFFICE SIZE See next page

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 See next page

HVAC Gas-fired unit heaters

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

OPEX \$1.85/SF

SITE PLAN & SPECIFICATIONS



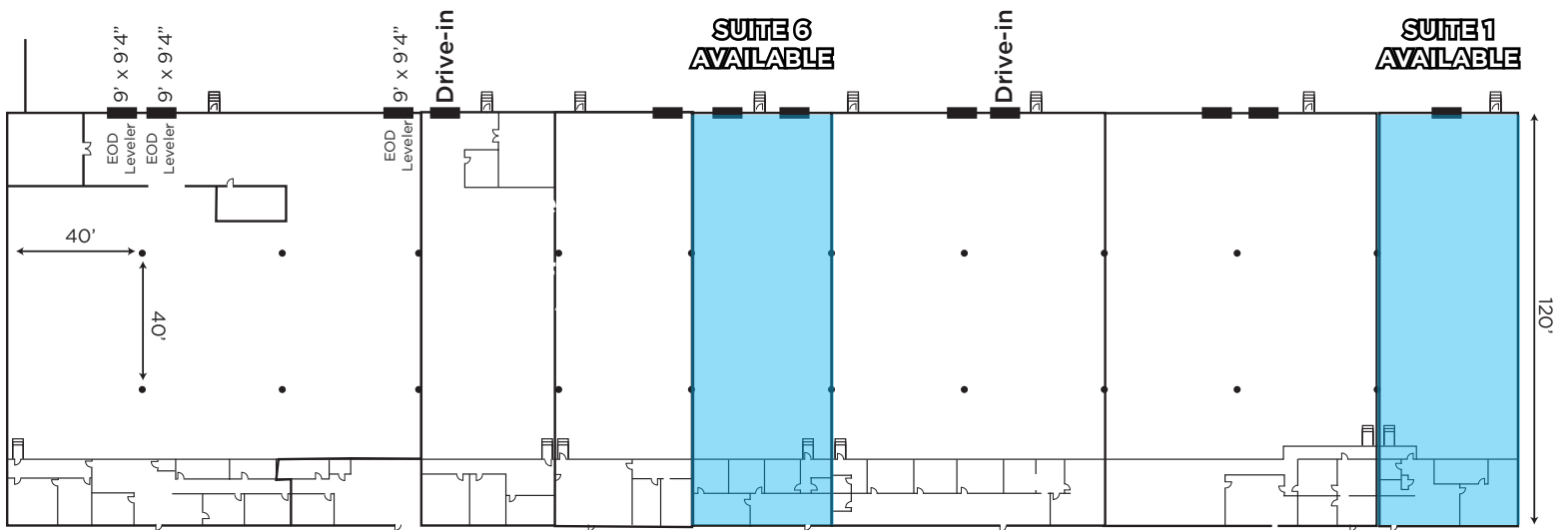
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FLOOR PLAN - SUITE 1 & 6



SUITE	AVAILABLE SF	OFFICE SF	DOORS	RATE
Suite 1	5,600 SF	800 SF	(1) Dock Door	\$6.50/SF NNN
Suite 6	5,600 SF	800 SF	(1) Dock Door (1) Drive-in Door	\$6.50/SF NNN

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AERIAL LOCATION



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