



7625 EMPIRE DR.

FLORENCE, KY 41042

AVAILABLE FOR LEASE

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PROPERTY HIGHLIGHTS



240,392 SqFt

- Total Building +/- 348,000 SqFt
- Located 1.3 miles from I-75/I-71
- 8 miles to CVG International Airport (Amazon Prime Air Hub and DHL Americas Air Hub)
- Heavy power throughout
- Skylights in warehouse
- 100+ parking spaces and 20+ trailer parking spaces
- Building has expansion capabilities including trailer/car parking
- Lease Rate: \$5.50/SqFt NNN + \$1.76/SqFt Operating Expenses/CAM (includes base utilities)



[CLICK HERE FOR AERIAL VIDEO](#)

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PROPERTY DETAILS

Total SqFt:	240,392 (included 19,180 SqFt 2nd floor office)
Warehouse SqFt:	205,232 (392'x522'); 17,102 SqFt per bay (12 total)
Office SqFt:	35,160 (15,980 SqFt 1st floor and 19,180 SqFt 2nd floor)
Acreage:	21.76 acres
Clear Height:	21'-22'
Year Built:	1967 & 1976
Type Construction:	Concrete block and metal
Lighting:	LED's
Column Spacing:	32'5" x 32'5"
Dock door:	Sixteen (16) total with mechanical pit levelers, seals, and locks. Thirteen (13) - 8'x8' and Three (3) - 8'x9'
Drive-in door:	One (1) - 12'x16'
Sprinkler:	Wet system
Electrical Service:	277/480 volts, 3-phase/4-wire, 2,000 amps; Generator on-site
Heat:	Natural gas-fired unit heaters
Roof:	Rubber membrane
Truck court:	140' with 50' concrete apron + heavy duty asphalt
Parking Lot:	100+ spaces
Restrooms:	Multiple sets in office plus warehouse restrooms/locker rooms

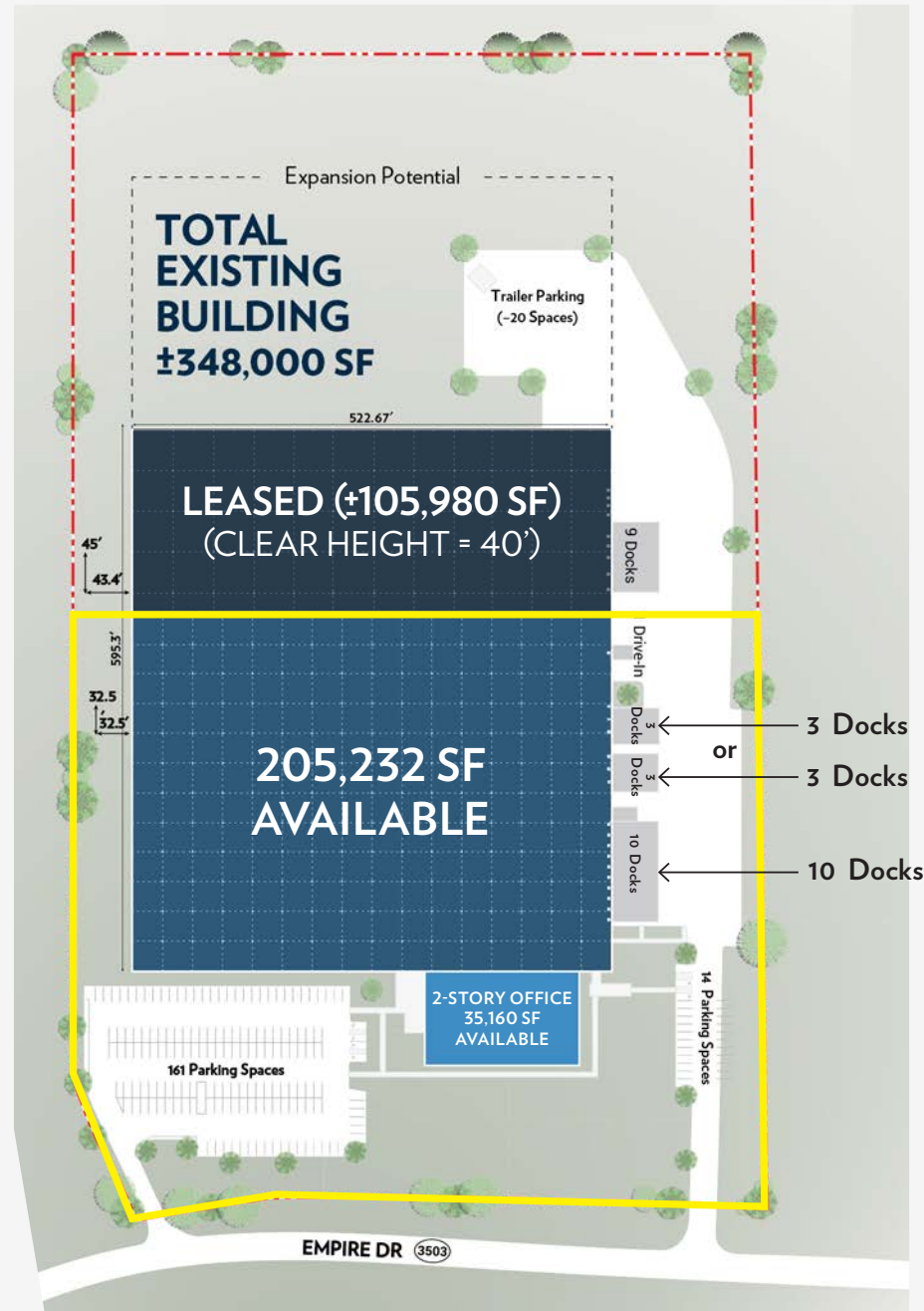
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FLOOR PLAN



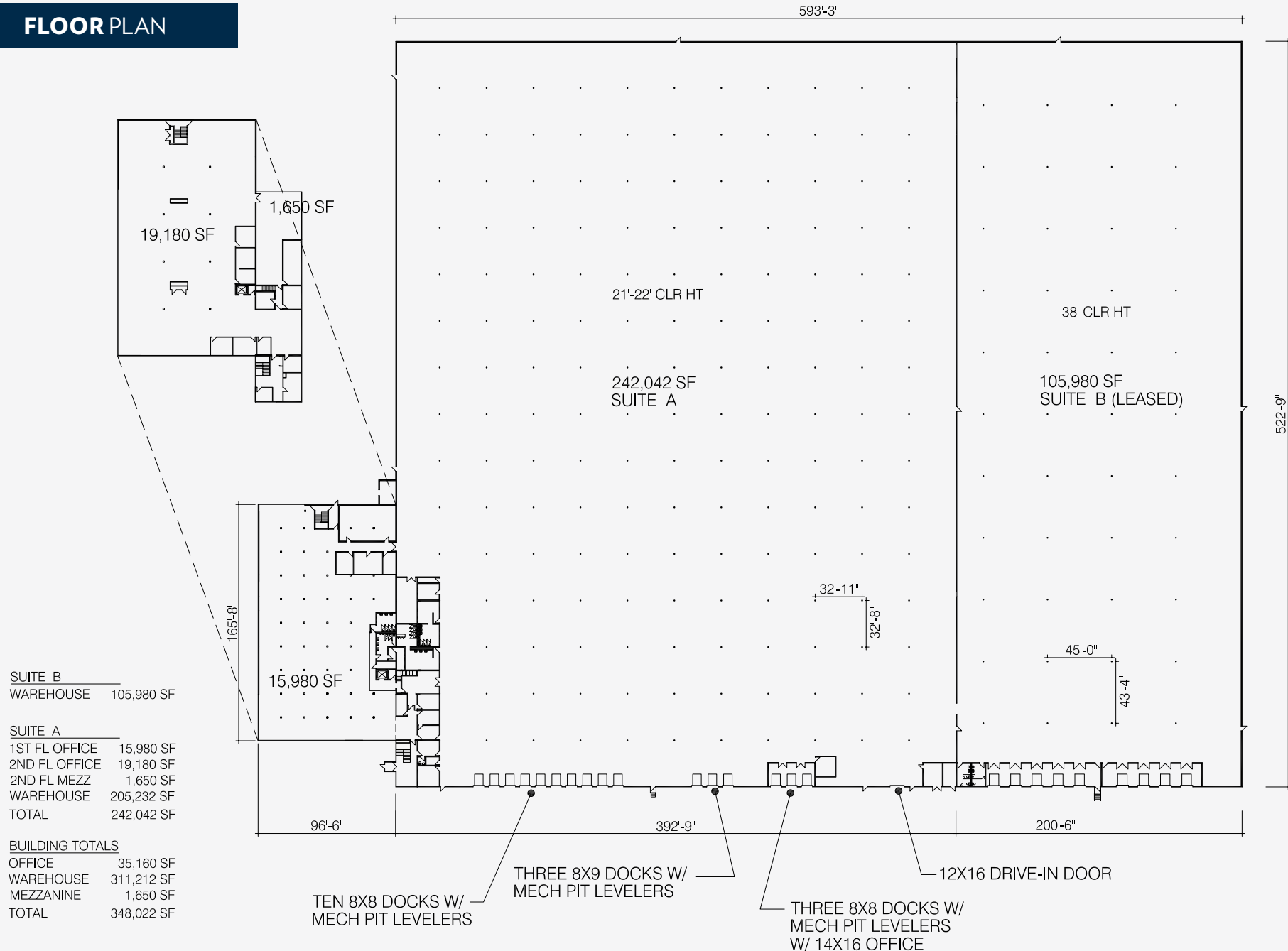
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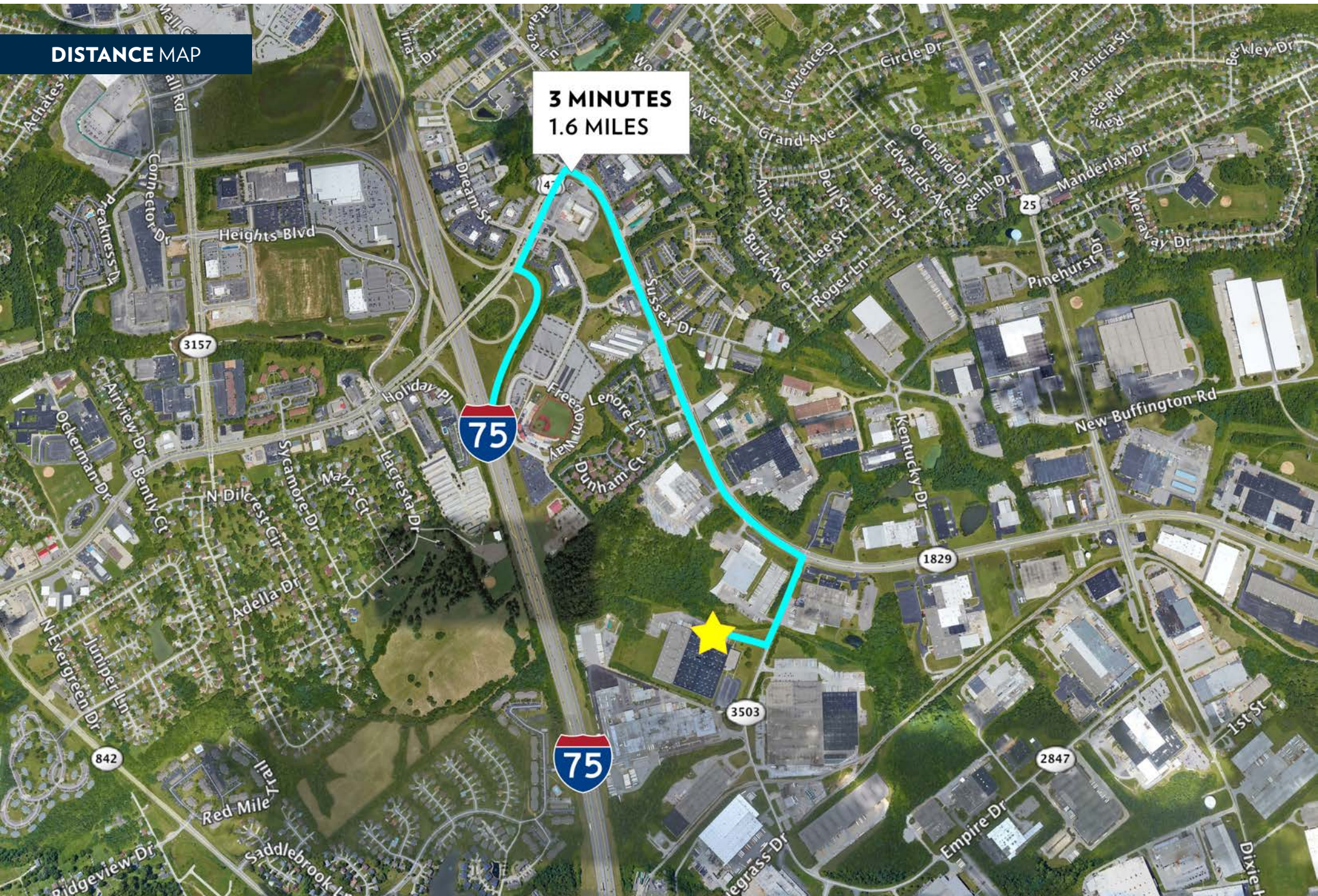
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DISTANCE MAP

3 MINUTES
1.6 MILES



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PARCEL OUTLINE



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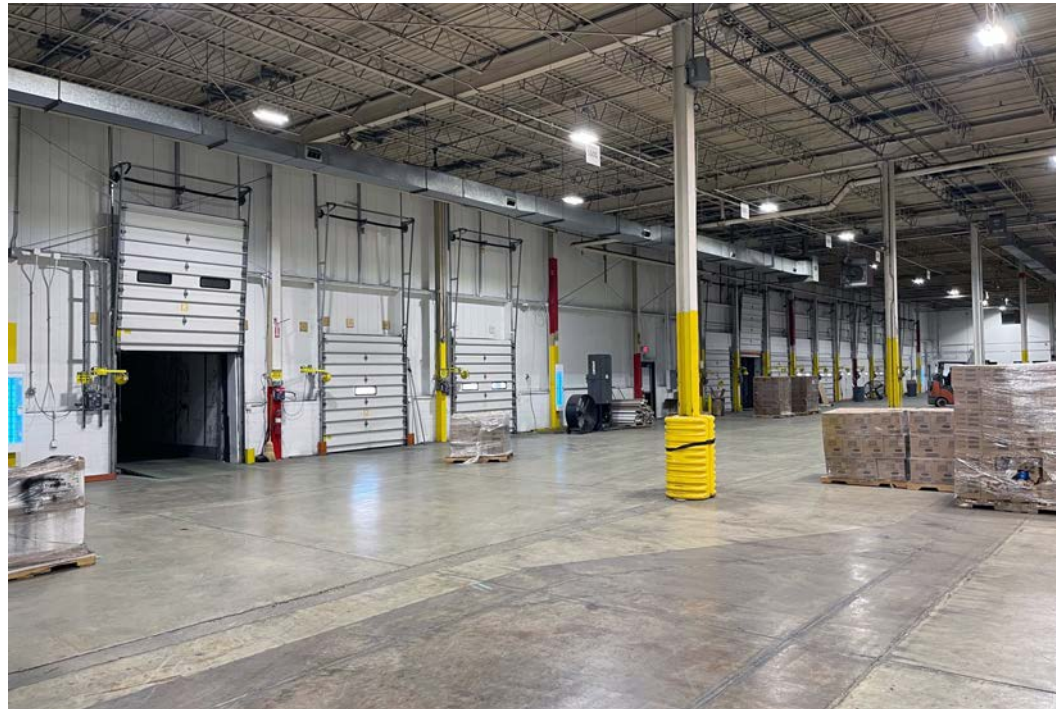
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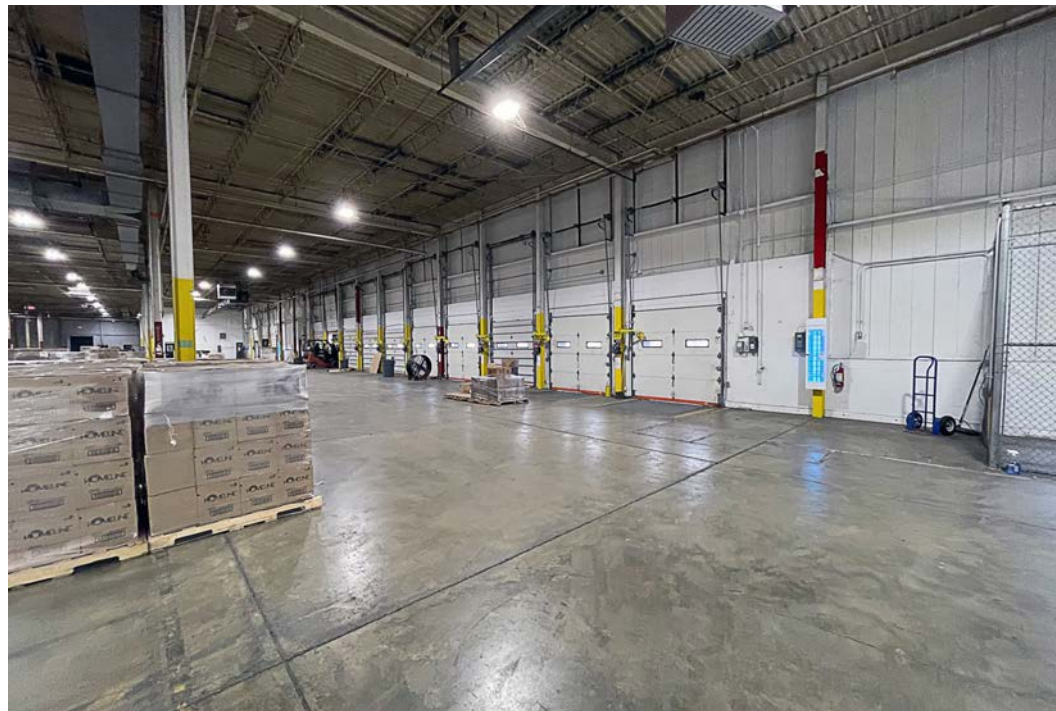
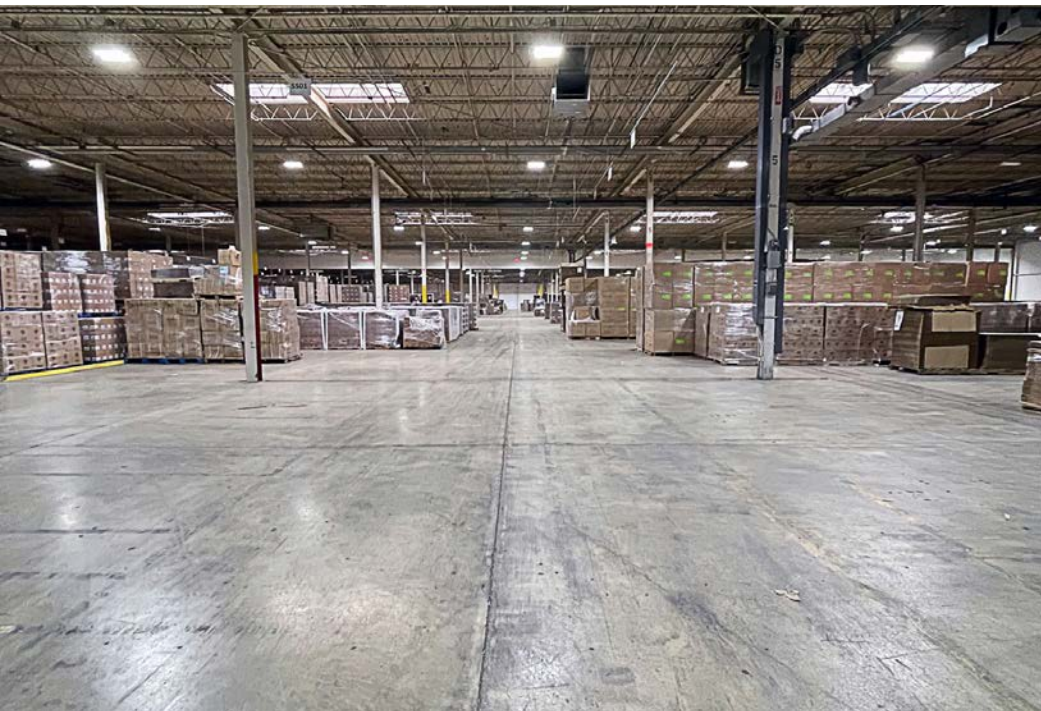
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REGIONAL MAP

