



# 6425 DIXIE HWY

FLORENCE, KY 41042

AVAILABLE FOR SALE

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## PROPERTY HIGHLIGHTS

 **1,750 SqFt**

- Warehouse / Retail building centrally located in Florence KY
- 10'x10' drive in door with ability to add one more
- 48'x90' paved fenced in yard
- Available immediately
- Asking price: \$450,000

 [CLICK HERE FOR AERIAL VIDEO](#)

## PROPERTY DETAILS

<b>Total SqFt:</b>	1,750
<b>Warehouse SqFt:</b>	1,750
<b>Office SqFt:</b>	None/To Suit
<b>Acreage:</b>	0.22
<b>Clear Height:</b>	13'
<b>Year Built:</b>	1974
<b>Lighting:</b>	CMW/Block/Wood Truss /8" thick floors
<b>Column Spacing:</b>	Clear Span
<b>Dock door:</b>	None
<b>Drive-in door:</b>	One (1): 10'x10' w/ motorized opener
<b>Sprinkler:</b>	None
<b>Electrical Service:</b>	120 v 200 amps
<b>HVAC:</b>	Natural gas package heater
<b>Roof:</b>	Shingle
<b>Truck court:</b>	48'x90' fenced in yard
<b>Parking Lot:</b>	12 spots
<b>Restrooms:</b>	One
<b>Zoning:</b>	C-2 Florence
<b>Boone County Parcel ID:</b>	061.29-28-003.00
<b>Assessed Valuation:</b>	\$175,000
<b>Annual Taxes:</b>	\$1,657.08
<b>Floor Drains:</b>	One
<b>Annual Taxes:</b>	\$1,659.08

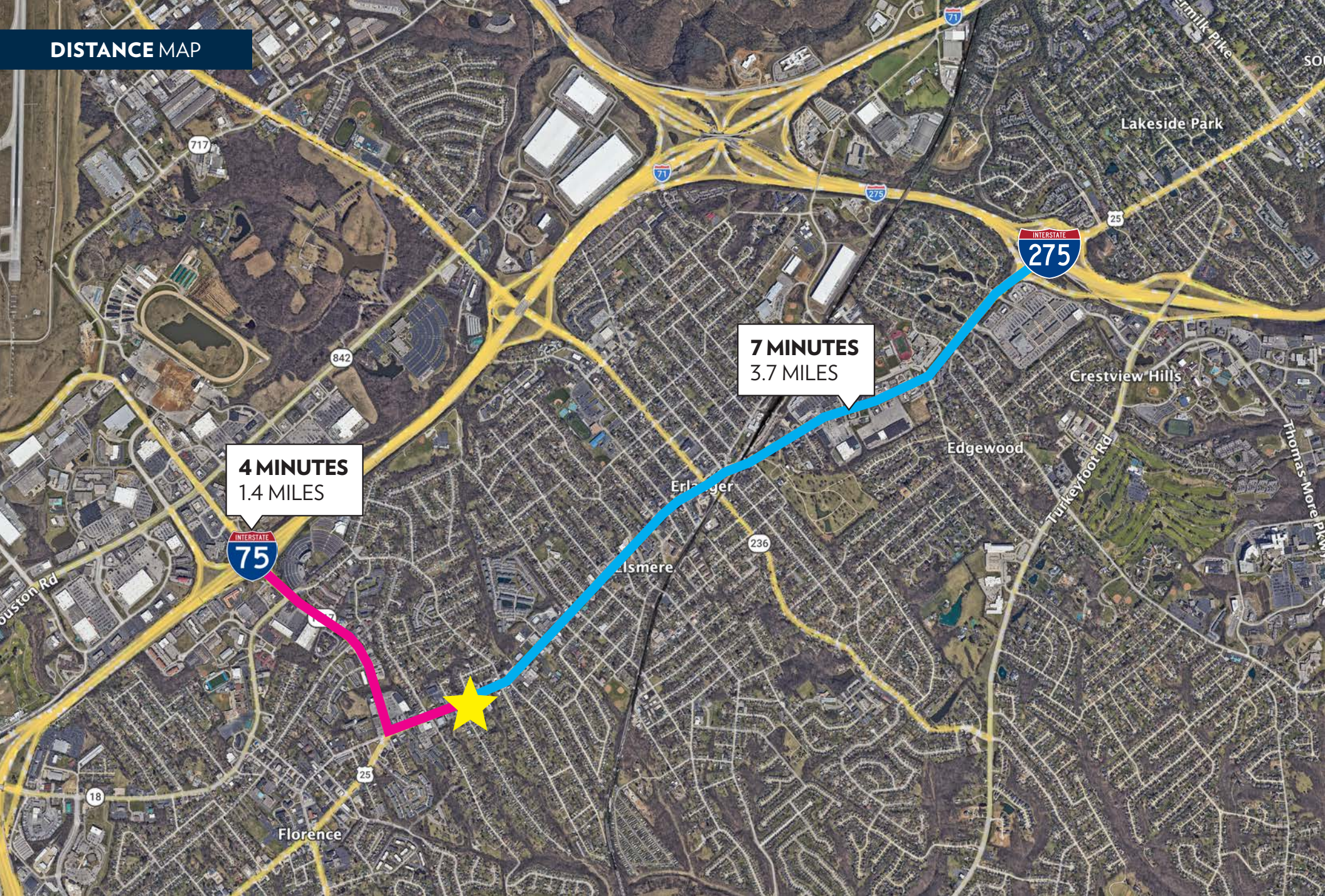
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## DISTANCE MAP



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## PARCEL OUTLINE



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