

# 7585 Empire Drive

Florence, KY | Boone County

Owned and Managed By:

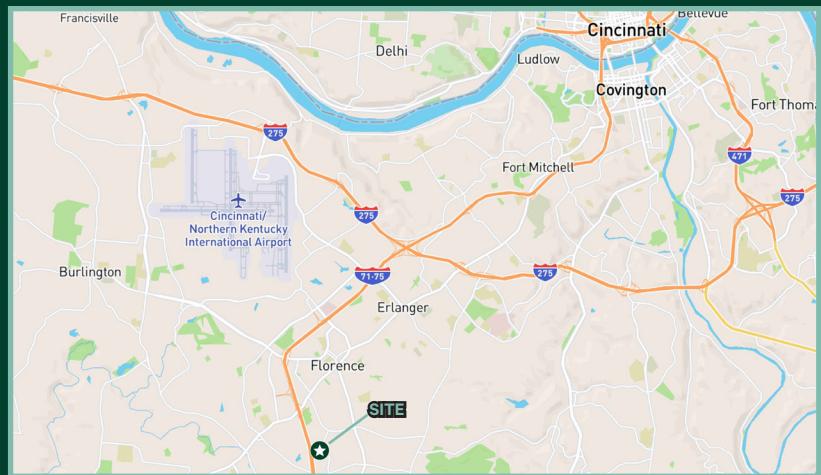


Up to 148,415 SF Available



## SITE FEATURES

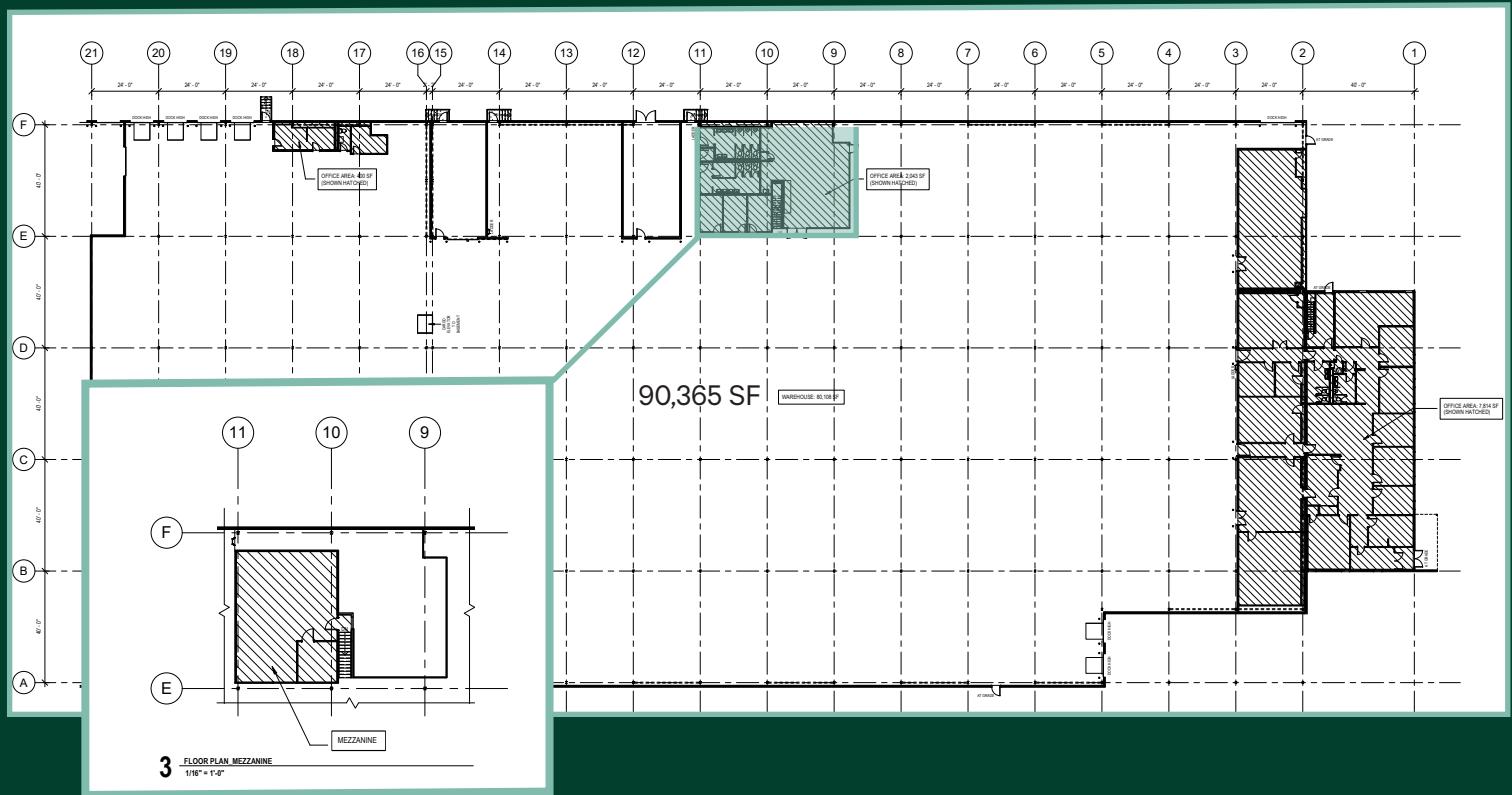
- + 58,050 - 148,415 SF Available
- + 11,075 SF Office Area
- + (11) Dock doors
- + (1) Drive-in door
- + 28' Clear height
- + ESFR sprinklers
- + Zoned I-2 Heavy Industrial





## TOTAL BUILDING SPECS

|                     |  |
|---------------------|--|
| <b>Available SF</b> | 148,415  |
| Office SF           | 11,075   |
| Dock Doors          | 11<br>(4) Edge of dock levelers<br>(7) Mechanical pit leveler  |
| Drive-in Doors      | One (1) 10'x12'  |
| Clear Height        | 28'  |
| Lighting            | LED  |
| Building Depth      | 200'   |
| Sprinklers          | ESFR   |
| Column Spacing      | 24' x 40'  |
| Power               | <b>90k SF Suite</b> - Two (2) panels - 1) 600 Amps (277/480V) 2) 200 Amps<br><b>58k SF Suite</b> - 400 Amps (277/480V) |
| Zoning              | I-2 Heavy Industrial   |

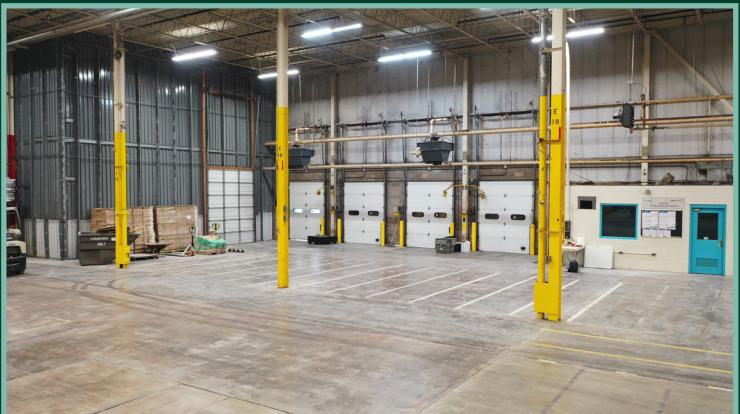


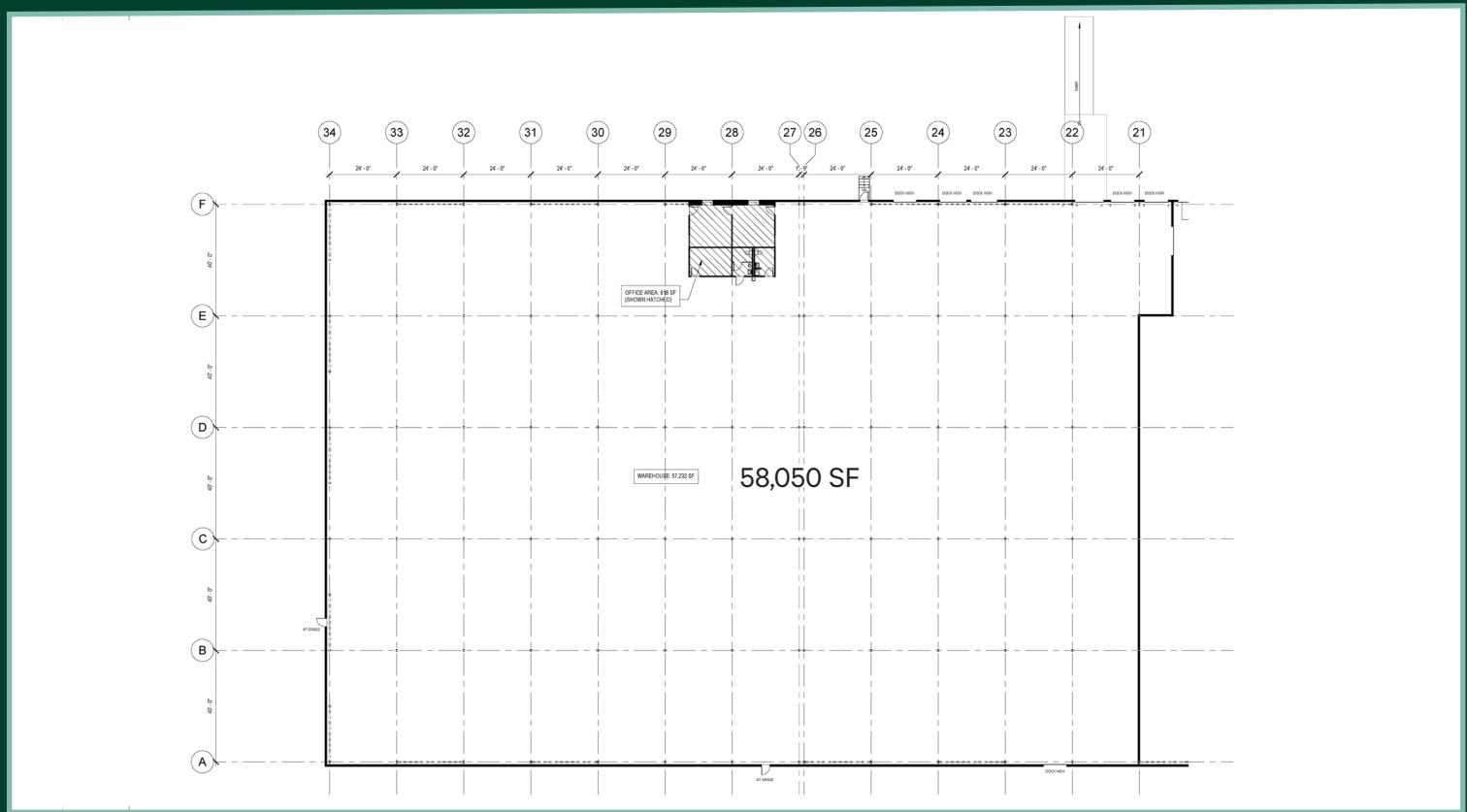
## 90K SF SITE SPECS

|                       |                                       |
|-----------------------|---------------------------------------|
| <b>Available SF</b>   | 90,365                                |
| <b>Office SF</b>      | 10,257                                |
| <b>Dock Doors</b>     | 6 Mechanical pit levelers             |
| <b>Clear Height</b>   | 28'                                   |
| <b>Lighting</b>       | LED                                   |
| <b>Building Depth</b> | 200'                                  |
| <b>Sprinklers</b>     | ESFR                                  |
| <b>Column Spacing</b> | 24' x 40'                             |
| <b>Construction</b>   | Tilt-Wall Concrete                    |
|                       | Two (2) panels -                      |
| <b>Power</b>          | 1) 600 Amps (277/480V)<br>2) 200 Amps |
| <b>Zoning</b>         | I-2 Heavy Industrial                  |

## RECENT UPGRADES

- + LED lights
- + Office carpet & paint
- + New roof
- + Boiler in 2021
- + Warehouse pint & floors cleaned





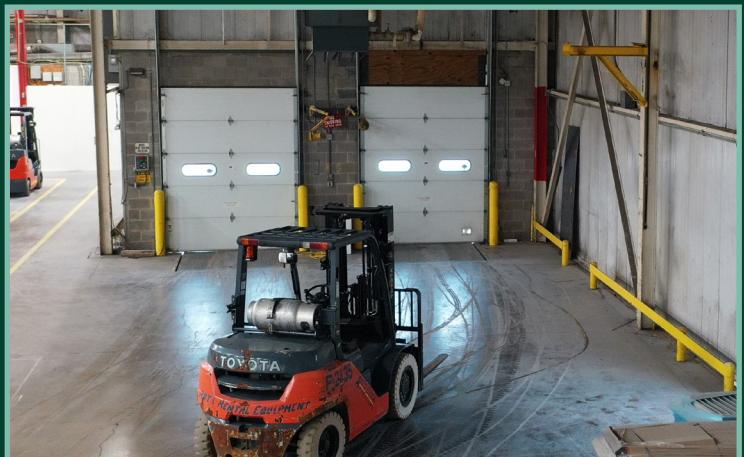
## 58K SF SITE SPECS

|                     |   |
|---------------------|---|
| <b>Available SF</b> | 58,050  |
| Office SF           | 818   |
| Dock Doors          | Five (5)<br>2 - 9'x10'<br>3 - 8'x10'<br>(4) Edge of dock levelers<br>(1) Mechanical pit leveler |
| Drive-in Doors      | One (1) 10'x12'   |
| Clear Height        | 28'   |
| Lighting            | LED   |
| Building Depth      | 200'  |
| Sprinklers          | ESFR  |
| Column Spacing      | 24' x 40'   |
| Power               | 400 Amps (277/480V)   |
| Zoning              | I-2 Heavy Industrial  |

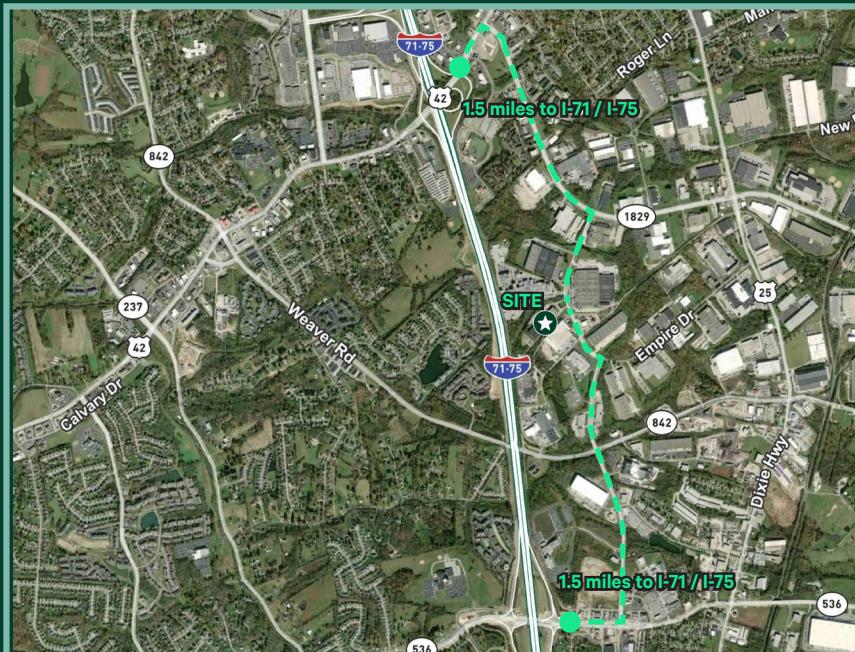
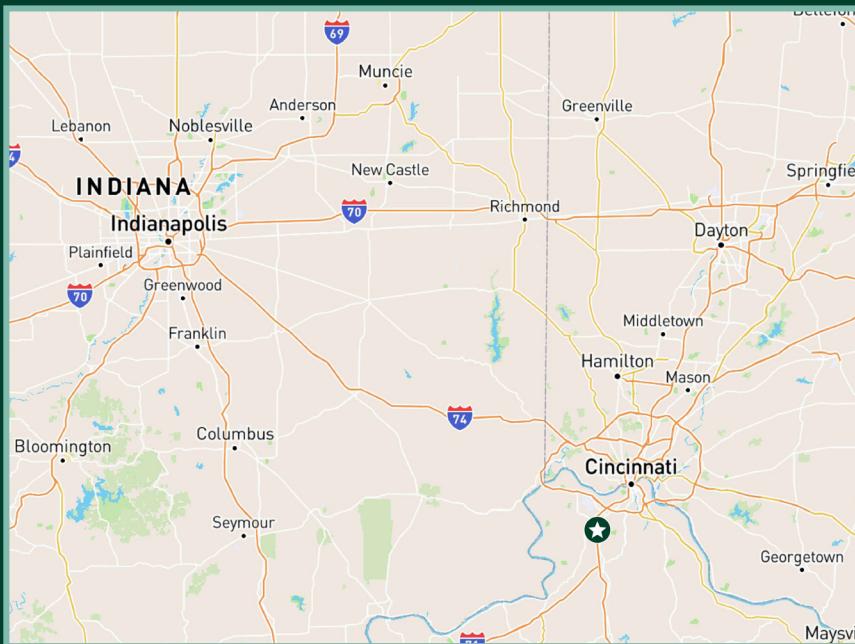


**7585 Empire Drive.**  
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**Available**



**CBRE**

**LOCATION FEATURES**

- Minutes from I-75 / I-71 and CVG.
- Within a one-day drive time to over 60% of the U.S. population.
- Close to several major metropolitan areas and industrial sites.

**DISTANCE IN MILES**

|      |  |
|------|--|
| 1.5  | I-71/ I-75                             |
| 9.5  | CVG / Prime Air / DHL Global Super Hub |
| 14.3 | Cincinnati, OH                         |
| 67.3 | Dayton, OH                             |
| 69.7 | Lexington, KY                          |
| 86.9 | Louisville, KY                         |
| 121  | Columbus, OH                           |
| 125  | Indianapolis, IN                       |

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