

# 7585 Empire Drive

Florence, KY | Boone County

Owned and Managed By:

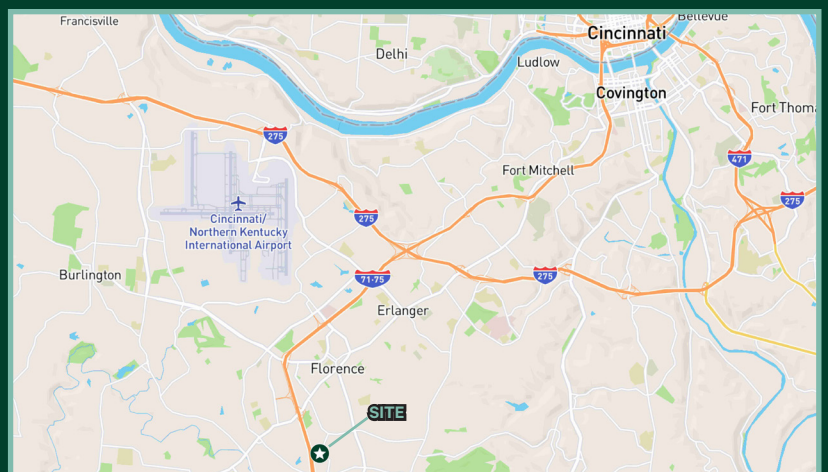


Up to 148,415 SF Available



## 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

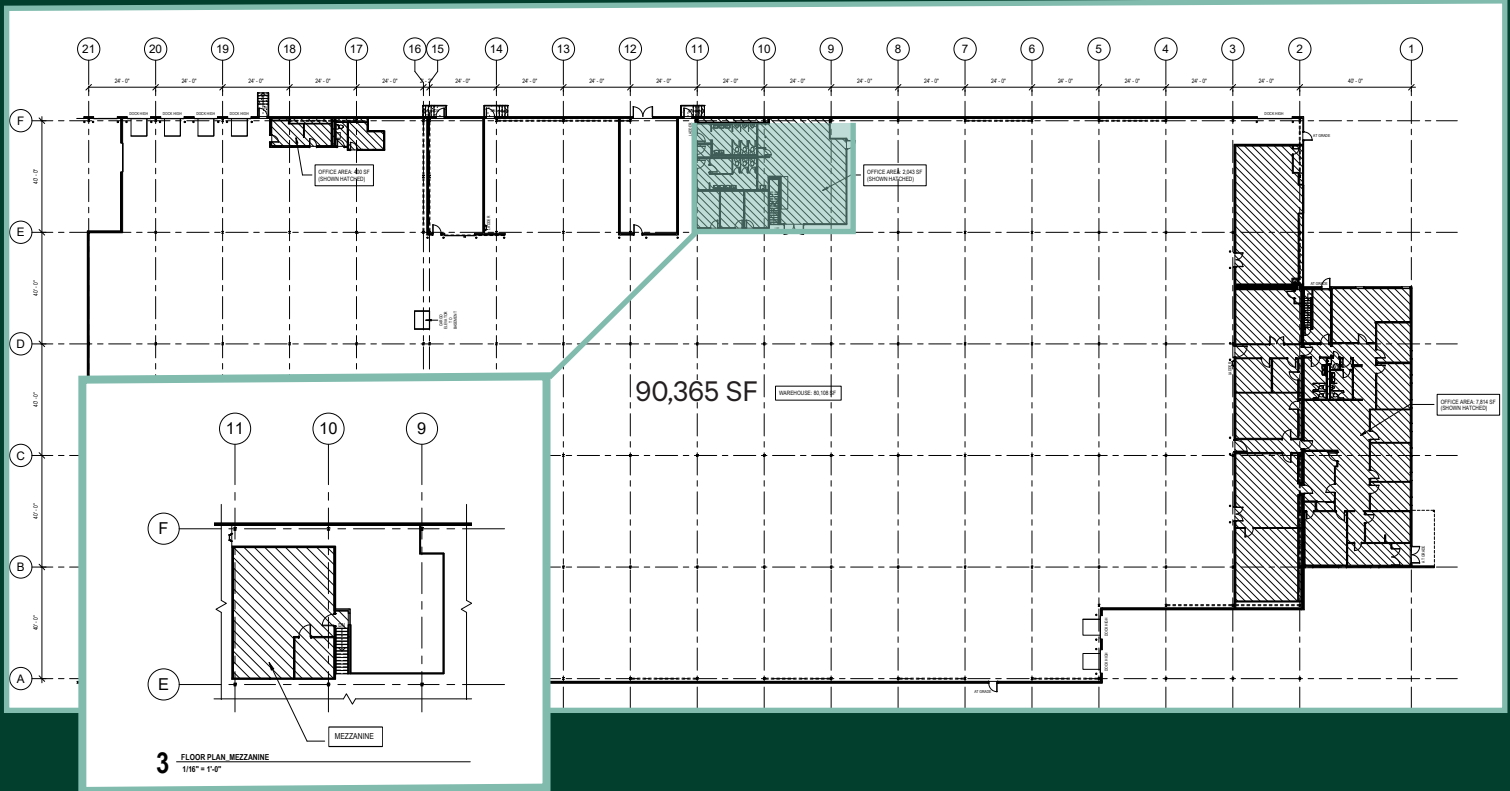




TOTAL BUILDING SPECS

Available SF	148,415
Office SF	11,075
Dock Doors	11 (4) Edge of dock levelers (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 <b>58k SF Suite</b> - 400 Amps (277/480V)
Zoning	I-2 Heavy Industrial





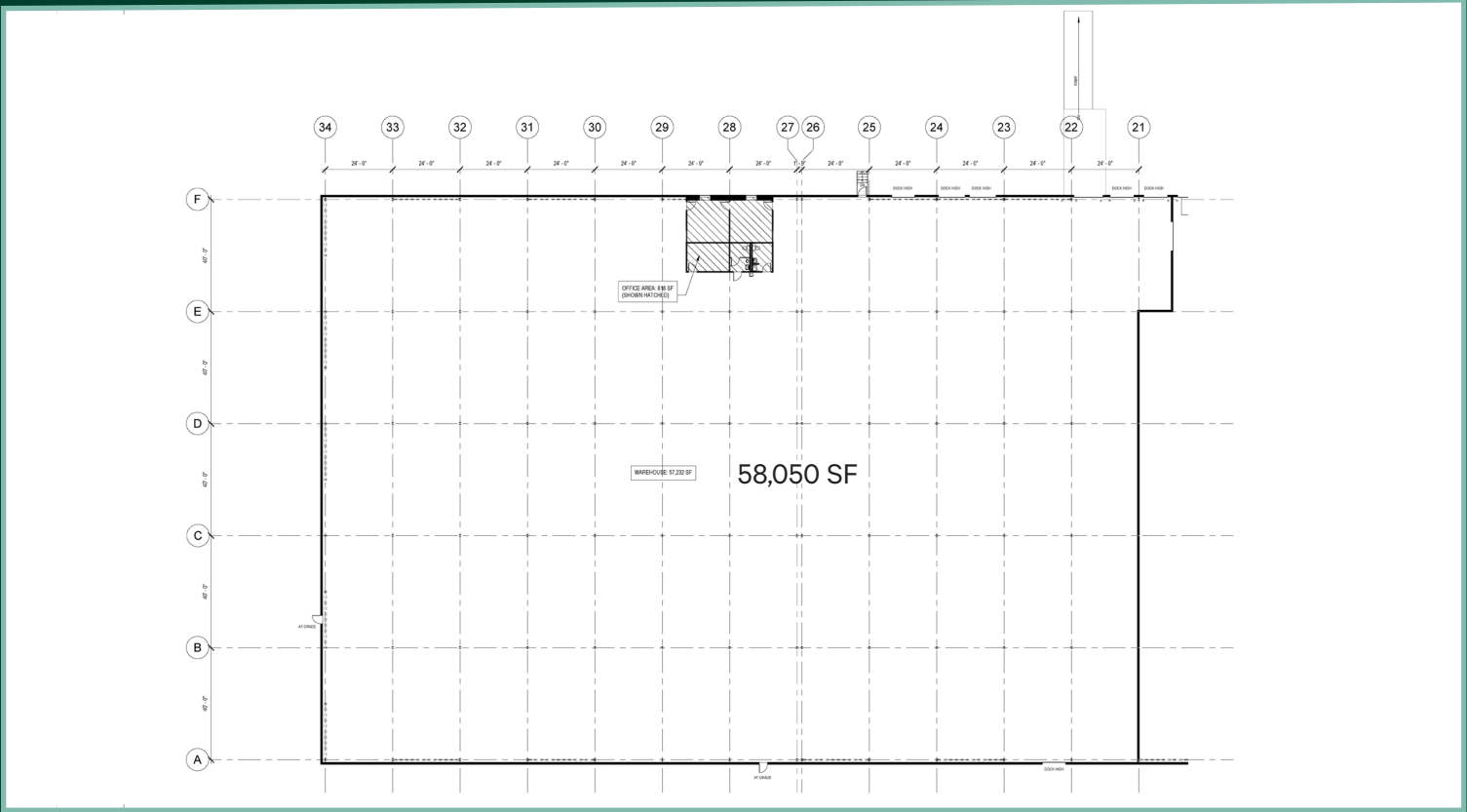
## 90K SF SITE SPECS

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



## RECENT UPGRADES

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



58K SF SITE SPECS

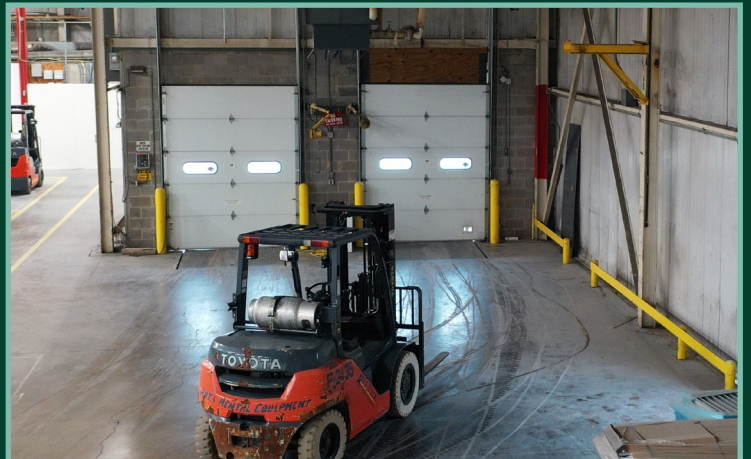
Available SF	58,050
Office SF	818
Dock Doors	Five (5) 2 - 9'x10' 3 - 8'x10' (4) Edge of dock levelers (1) Mechanical pit leveler
Drive-in Doors	One (1) 10'x12'
Clear Height	28'
Lighting	LED
Building Depth	200'
Sprinklers	ESFR
Column Spacing	24' x 40'
Power	400 Amps (277/480V)
Zoning	I-2 Heavy Industrial





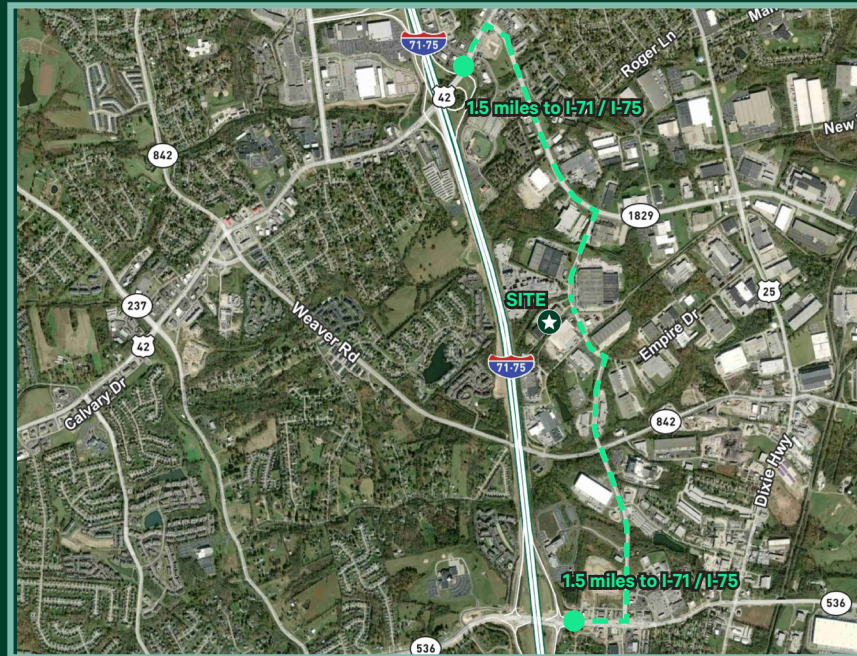
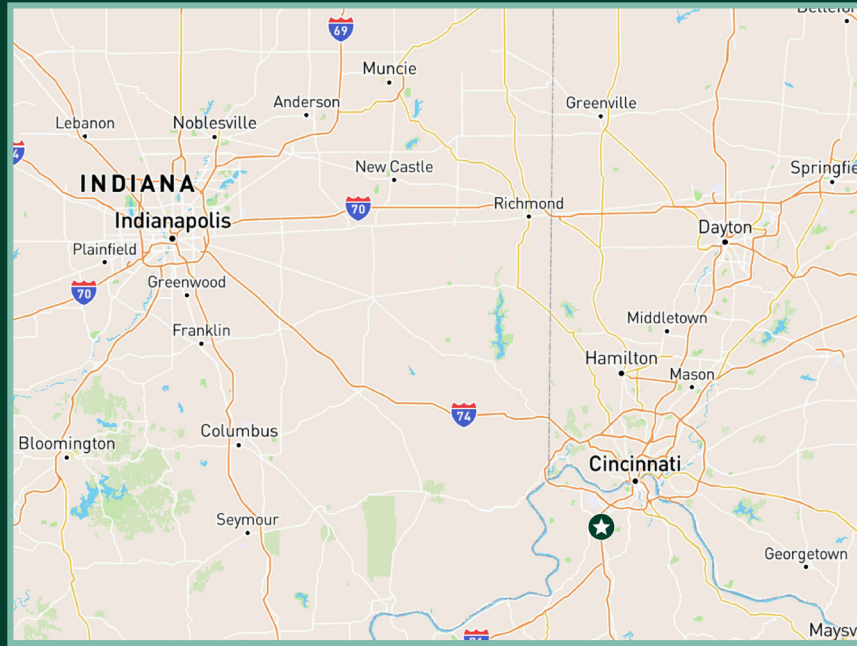
7585 Empire Drive.  
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Available



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

## Contact Us

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