

EMPIRE BUSINESS CENTER

GREATER CINCINNATI MARKET
FLORENCE/RICHWOOD SUBMARKET

7453 Empire Drive, Building A
Florence, KY 41042



FOR LEASE

Building A

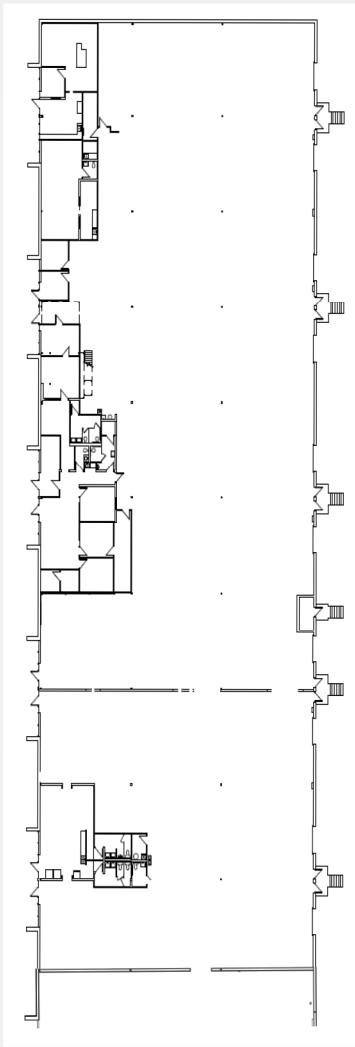
36,800 SF



LEASED BY

Colliers

FLOOR PLAN

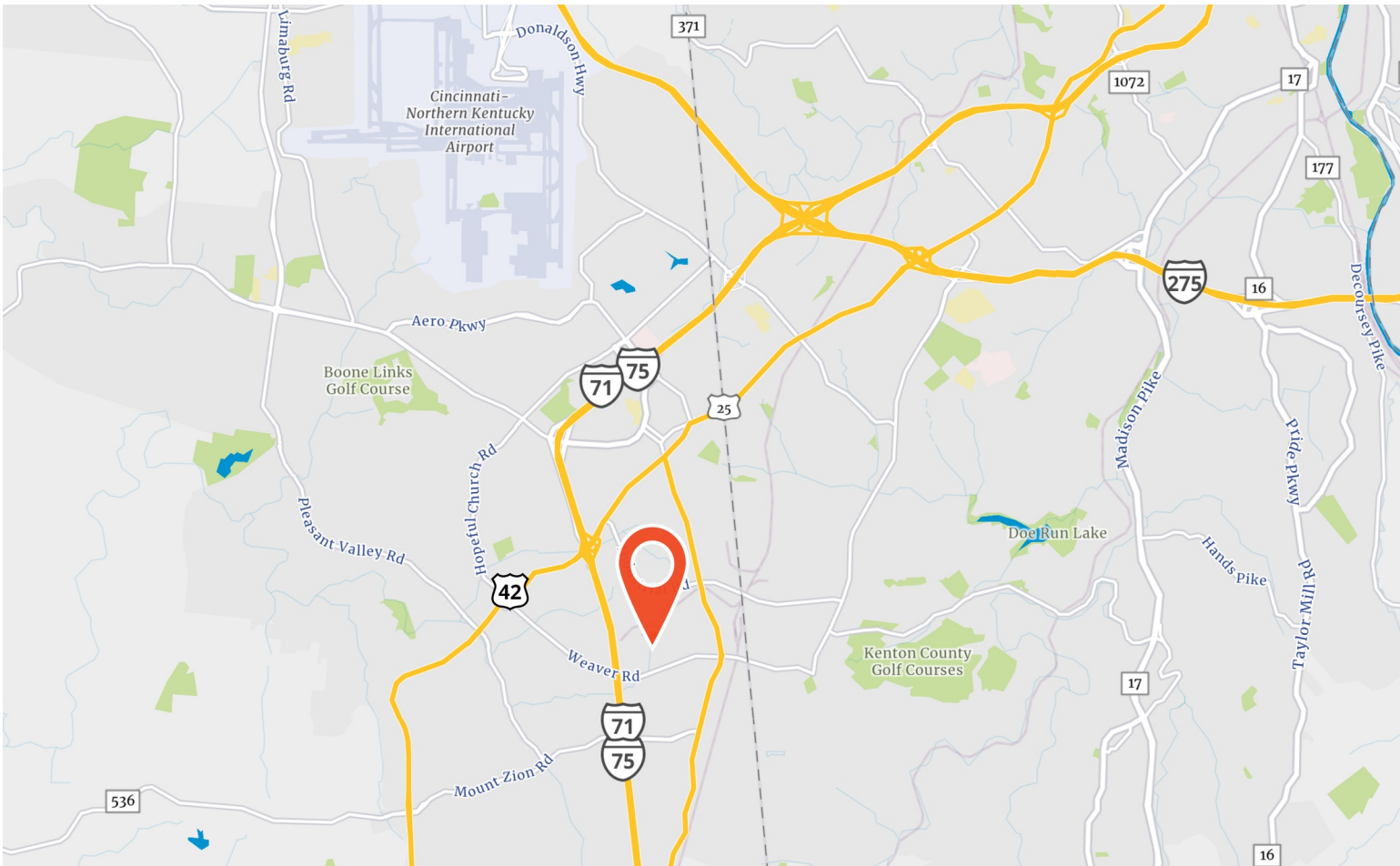


Lease Rate:
\$7.95/SF

BUILDING SPECIFICATIONS

Available	36,800 SF	Bay Size	3,680 SF
Warehouse	31,874 SF	Parking	Ample amount
Office	4,926 SF	Zoning	I-2, Heavy Industrial
Ceiling Height	18'	Shared Truck Court	128'
Dock Doors	9	Lighting	LED
Drive-in	1	Sprinkler	Wet system
Column Spacing	32'x38'	OPEX	\$1.63/SF

Located in Boone County, minutes to I-75 via Mt Zion Rd. and State Route 42 exits.



CONTACT INFORMATION



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