



7968-7988  
3,172-15,102 SF

## 7902-7988 TANNERS GATE LANE, FLORENCE, KY 41042

AVAILABLE FOR LEASE

### PROPERTY HIGHLIGHTS



**3,172-15,102 SqFt Available**

- Under New Ownership
- 3 docks and 1 drive-in
- Multiple labs/clean rooms with hvac
- Flexible suite sizes
- Window-lined frontage
- I-75 Visibility
- Signage Available
- Immediate access to I-75 via Burlington Pike & 1829/42
- Exterior Improvements completed within the last year
- Lease rate: \$7.95-\$9.95/SF NNN + \$2.97/SF OpEx



**CLICK HERE FOR AERIAL VIDEO**



**CLICK HERE FOR THE 360° TOUR**

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FLORENCE, KY

## PROPERTY DETAILS

**Suite Total SqFt:** 3,172 SF – 15,102 SF Available (Divisible)

**Warehouse SqFt:** To Suit

**Office SqFt:** To Suit

**Clear Height:** 10'-12'

**Type Construction:** Block/Masonry

**Labs/Cleanrooms:** Two (2) within the 20,000 SF footprint

**Roof:** Metal: under warranty through 2041

**Lighting:** Fluorescent & LED (mix)

**Dock doors:** Three (3) 8' x 8'

**Drive-in door:** One (1) 10' x 10'

**Electrical Service:** 120/208V 3-phase

**HVAC:** 100% hvac other than warehouse portion of suite 7968 which is heat only

**Parking Spaces:** 7+ (at least one set per suite if demised)

**Signage:** On-suite signage available with visibility on I-75 as well as signage on monument sign at park entry

**Restrooms:** 7+ (at least one per suite if demised)

**County:** Boone

**Zoning:** Florence: C-2/PD/PO

## AERIAL VIEW



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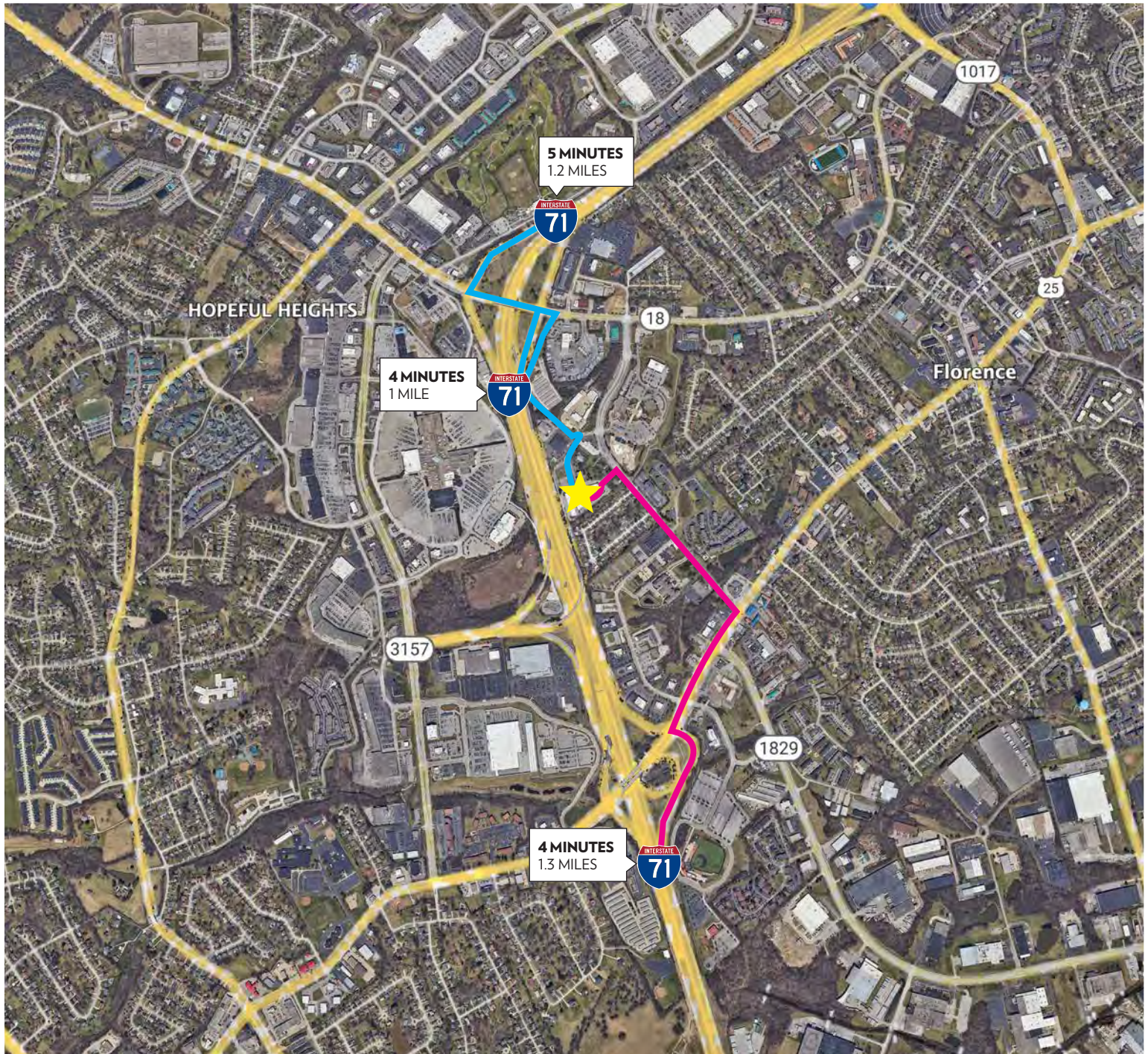
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# 7902-7988 TANNERS GATE LANE

FLORENCE, KY

DISTANCE MAP



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F L O R E N C E , K Y

## REGIONAL MAP



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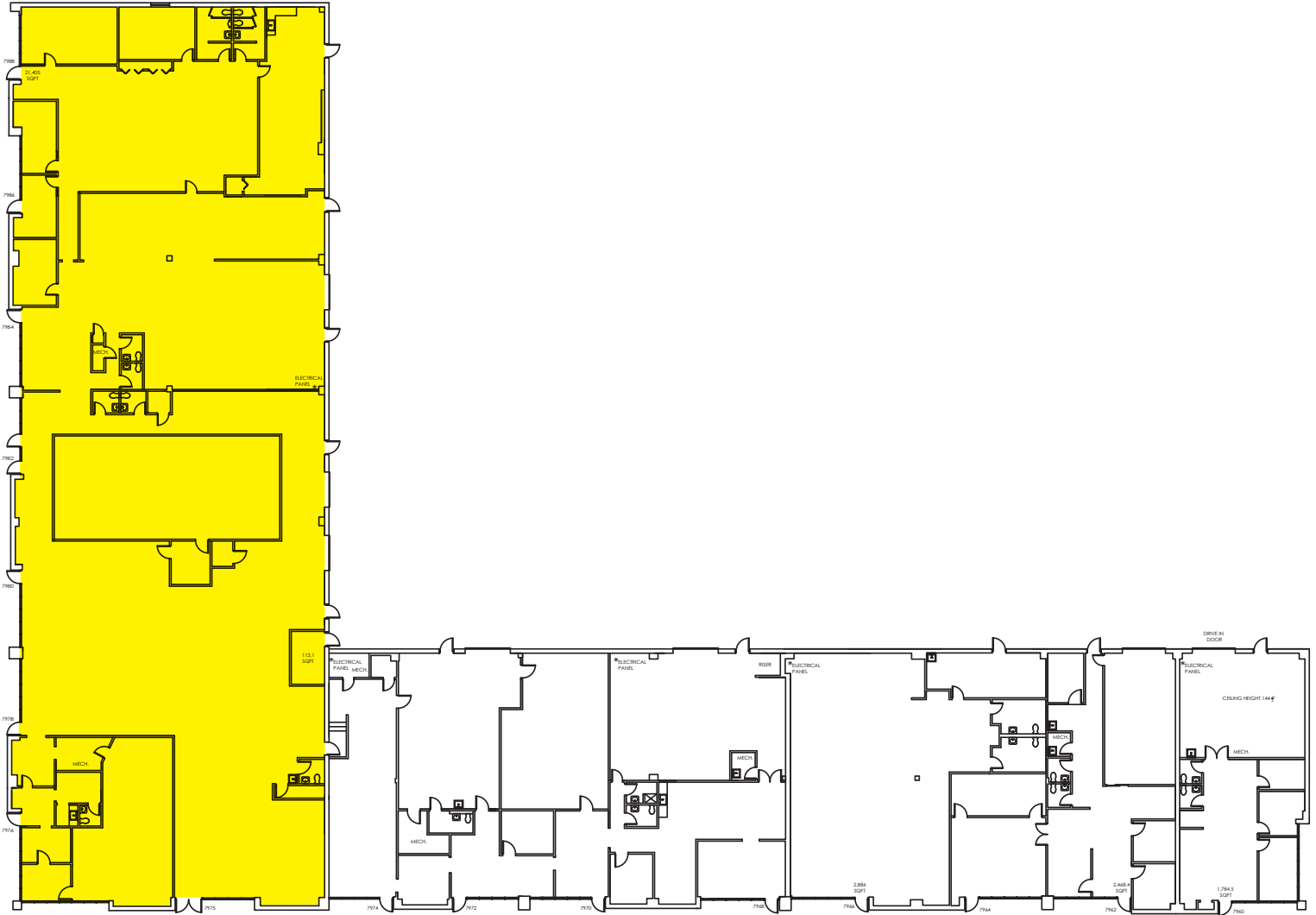
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# 7902-7988 TANNERS GATE LANE

FLORENCE, KY

## FLOOR PLAN

BUILDING TOTAL SQFT: 28,657



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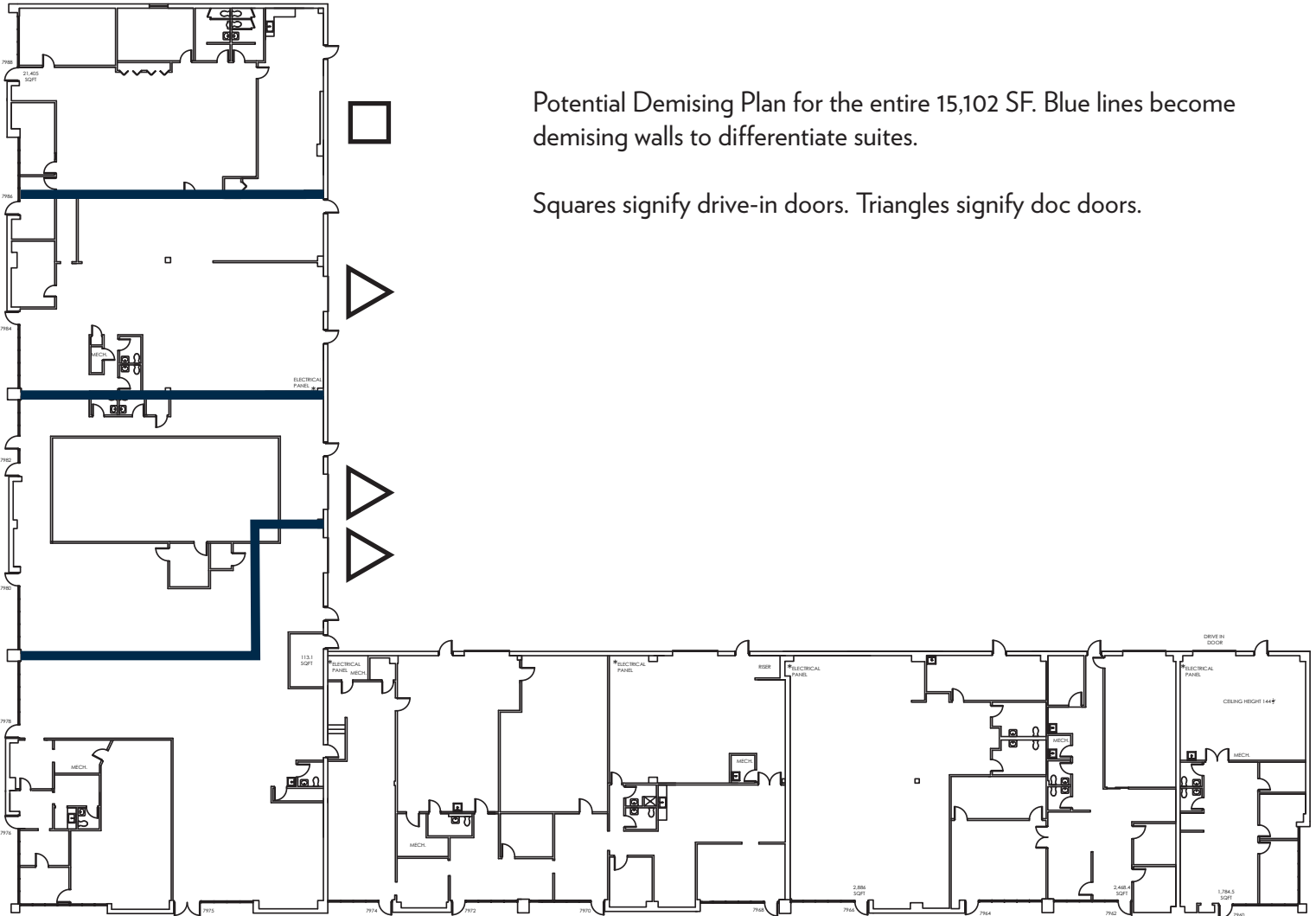


# 7902-7988 TANNERS GATE LANE

FLORENCE, KY

## DEMISED FLOOR PLAN

BUILDING TOTAL SQFT: 28,657



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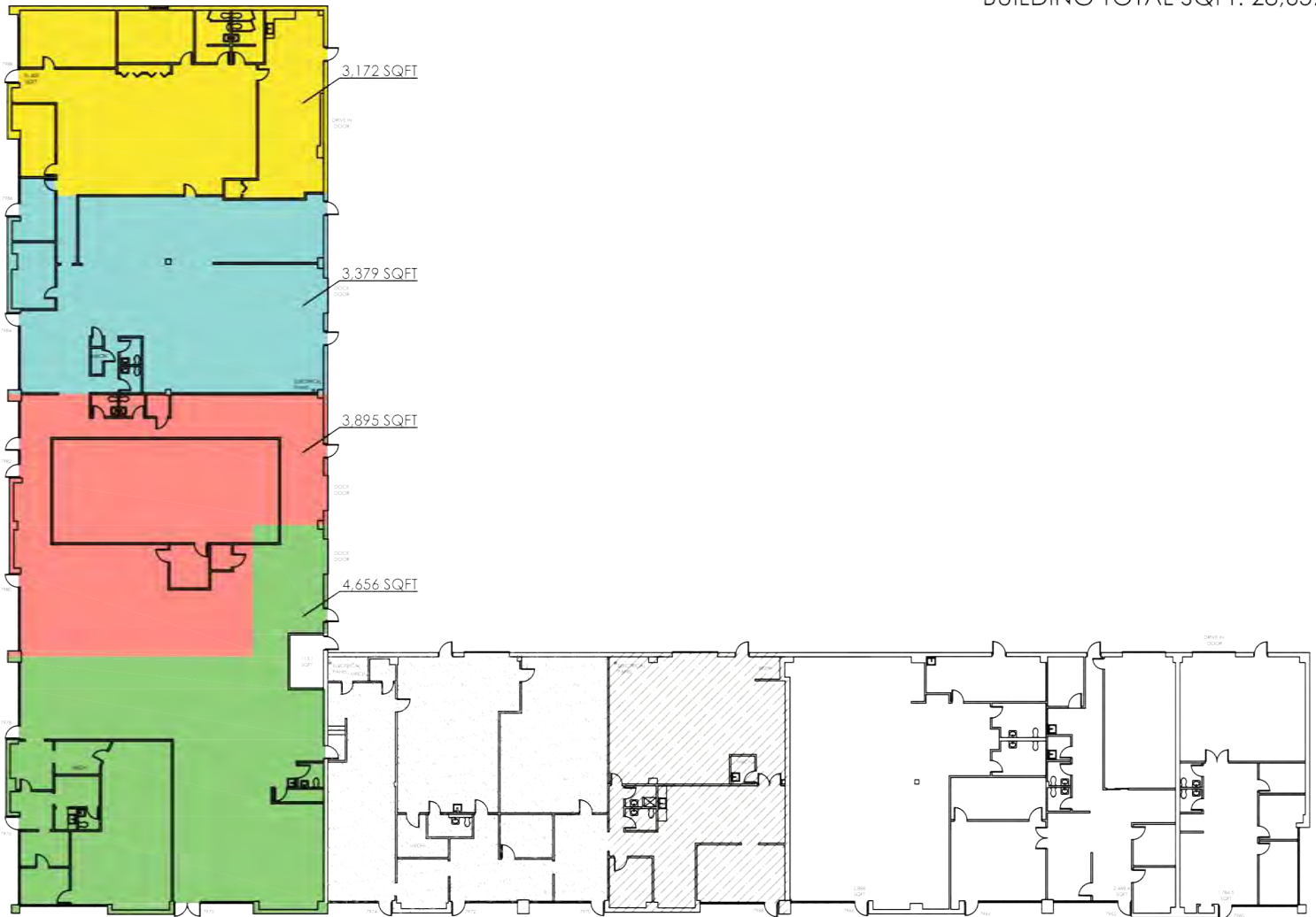


# 7902-7988 TANNERS GATE LANE

FLORENCE, KY

## DEMISED FLOOR PLAN WITH SQFTAGES

BUILDING TOTAL SQFT: 28,657



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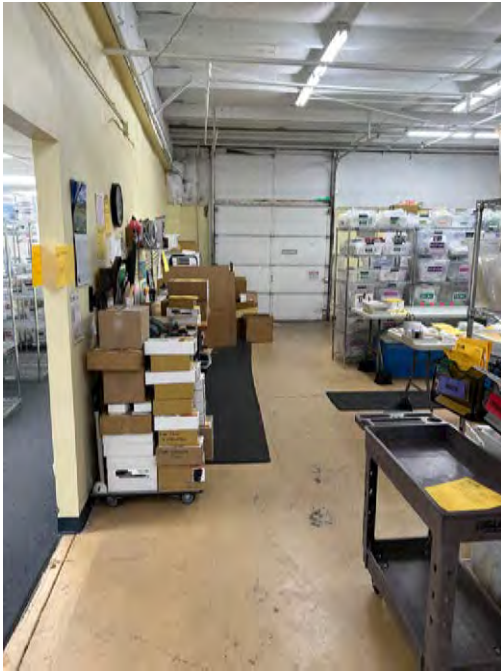
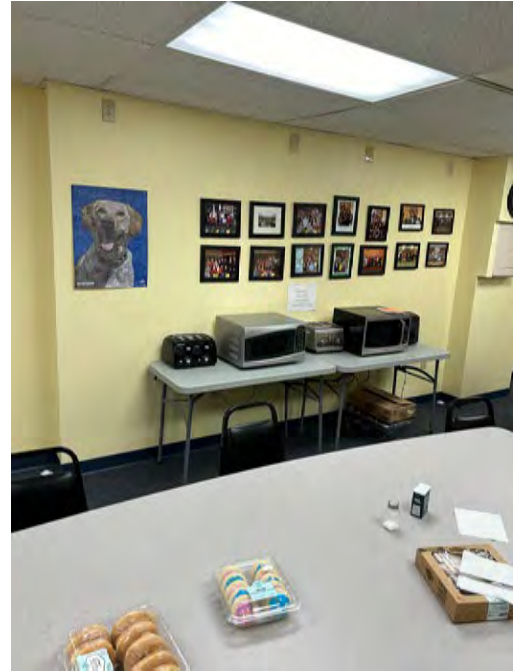
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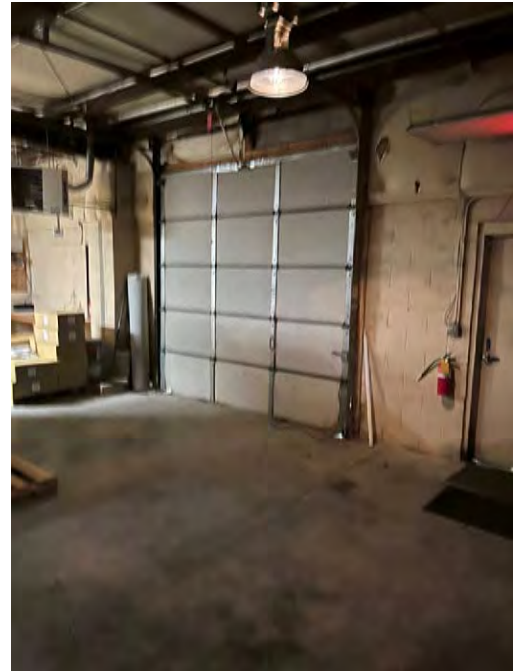
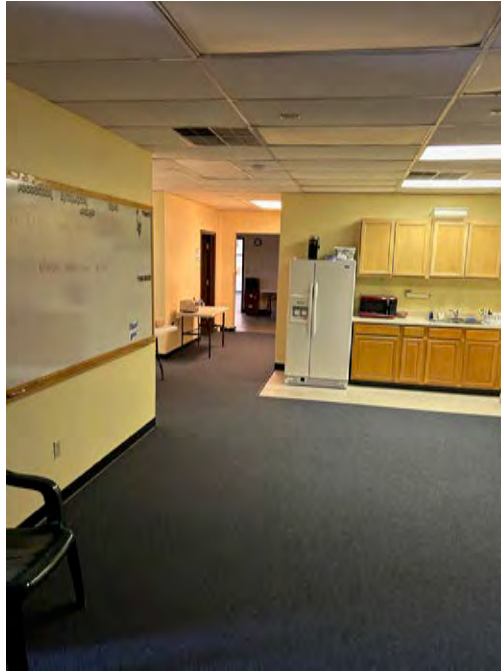
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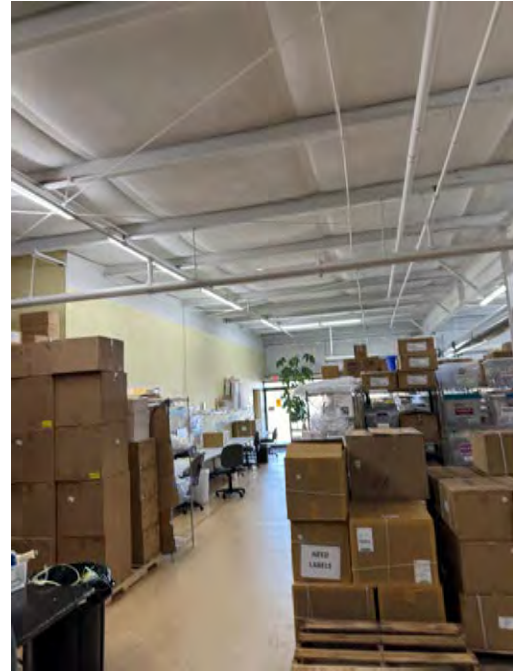
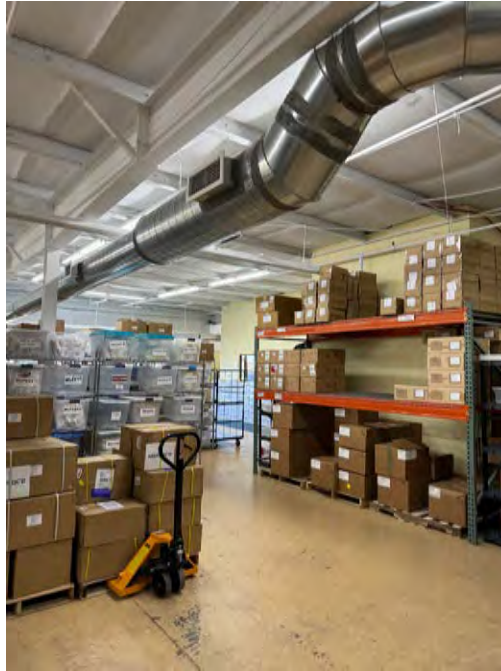
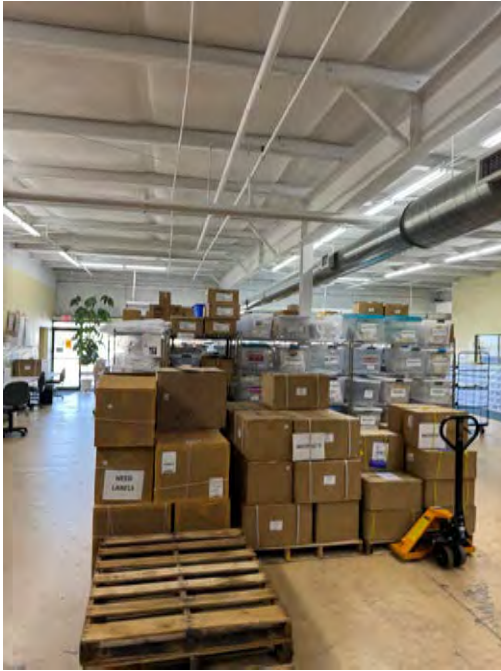
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