



Colliers

For Sale or Lease

**4 Sandbank Rd**

Ludlow, KY 41016

Some recent upgrades!

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**1 Sandbank**  
\* Also Available: 83,682 SF

2 Buildings  
For Sale or Lease  
together or separate

**4 Sandbank**  
24,332 SF





# Property Highlights

Address	4 Sandbank Road
Municipality	City of Ludlow   Kenton County
Building Area	800 SF   Office 23,532 SF   Warehouse 24,332 SF   Total
Year Built	1967 & 1980
Docks	5 Docks
Drive-ins	To Suit
Clear Height	15' - 20'
Electric	800 AMP, 480 volt, 3-phase
Acreage	.750 Acres
Sprinkler	Wet System
New Improvements	New owner upgrades including electric, dry sprinkler system, etc. <b>Owner will provide flexible tenant improvement package</b>

**Lease Rate:** \$5.50/SF NNN  
**OPEX:** \$1.00/SF Estimated  
**Sale Price:** \$ 1,338,260 (\$55/SF)

# Contact Us

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