

1,254–8,778 SF FOR LEASE

8149–8151 DIXIE HIGHWAY | FLORENCE, KY 41042

**NEW
CONSTRUCTION**



SF AVAILABLE

» 1,254–8,778 SF



ZONING

» C-3 Commercial Services



PARCEL ID#

» 073.00-00-015.00

» 073.00-00-016.00



DISTANCE TO

- » **I-75:** 2.2 miles via KY-1829
- » **CVG Airport:** 10.5 miles via I-275 W
- » **Cincinnati:** 14.9 miles via I-71/I-75 N
- » **Dayton:** 67.9 miles via I-75 N
- » **Columbus:** 122.0 miles via I-71 N

PROPERTY HIGHLIGHTS

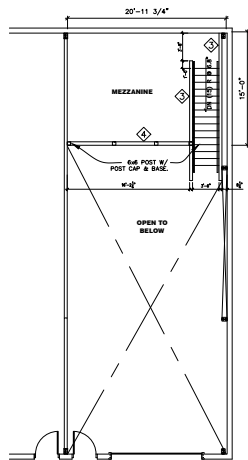
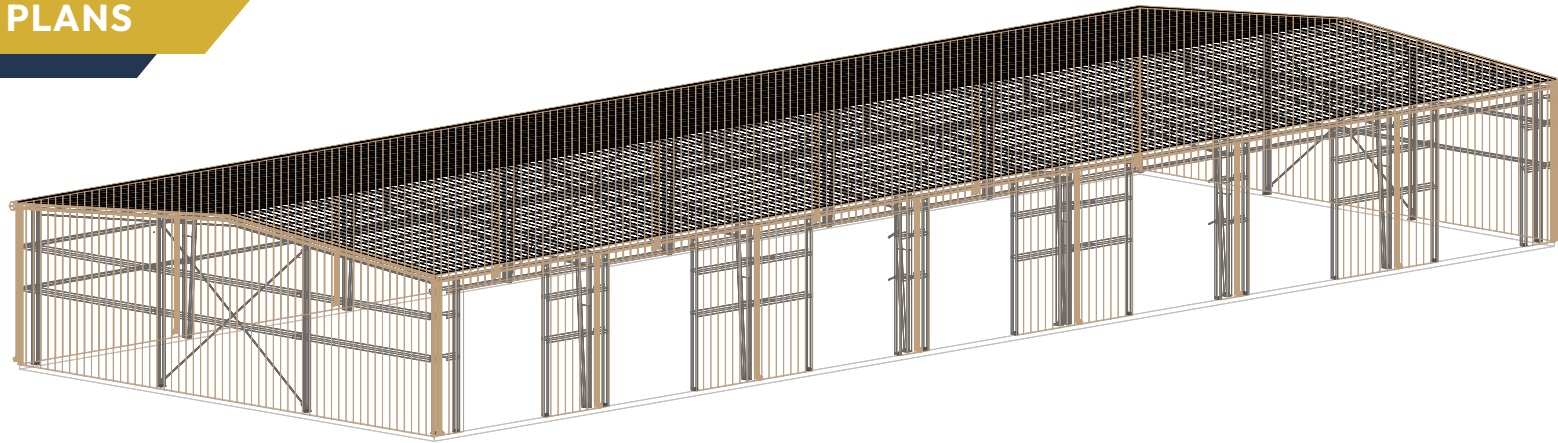
PROPERTY DETAILS

Total Building SF	8,778 SF
Drive-ins	7 - 14' x 12'
Clear Height	18'
Lot Size	1.7 AC
Year Built	2026 New Construction
Construction	Pre-engineered metal/fully insulated
Lighting	LED
Column Spacing	Clear Span
Electrical Service	200 amps and 240v, 3-phase p/suite
Heat	Natural gas-fired unit heaters
Restrooms	One (1) - Single
Roof	Metal roof system
Parcel ID	073.00-00-015.00 & 073.00-00-016.00 (Boone County)
Lease Rate	\$1,200-\$1,500/mo. per bay + Gas/Electric (separately metered)

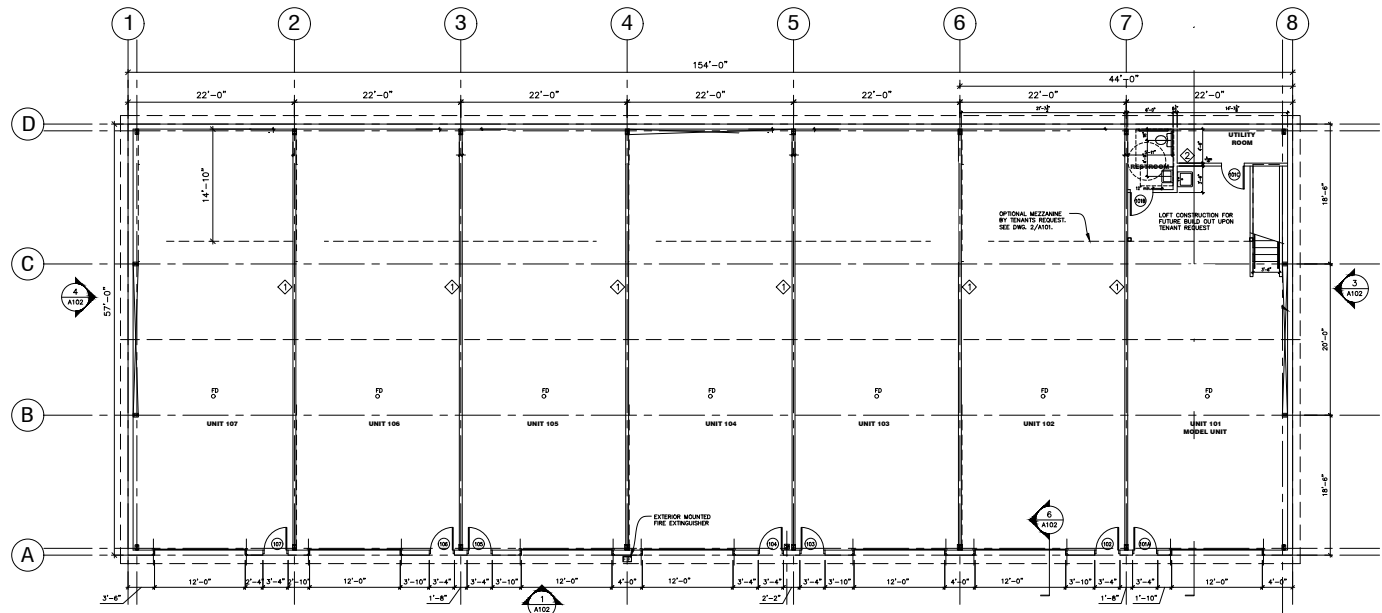


- Located on Dixie Highway (US-25), one of Northern Kentucky's primary commercial and industrial corridors, offering excellent visibility and traffic exposure.
- Proximity to major highway interchanges like I-71/I-75 enhances logistics and freight access, making it ideal for a distribution, light industrial, or last-mile facility.
- Flexible uses for industrial, warehouse, retail-industrial hybrid, or small assembly uses depending on zoning and approvals.
- Nearby commercial and industrial uses make for strong land use compatibility for adaptive reuse or a new build.
- Adjacent to Dixie Highway, Industrial Road hosts multiple industrial facilities with high clear-heights and heavy-use zoning.

FLOOR PLANS



2 OPT. MEZZANINE FLOOR PLAN
3/16" = 1'-0"



1 FIRST FLOOR PLAN
1/8" = 1'-0"

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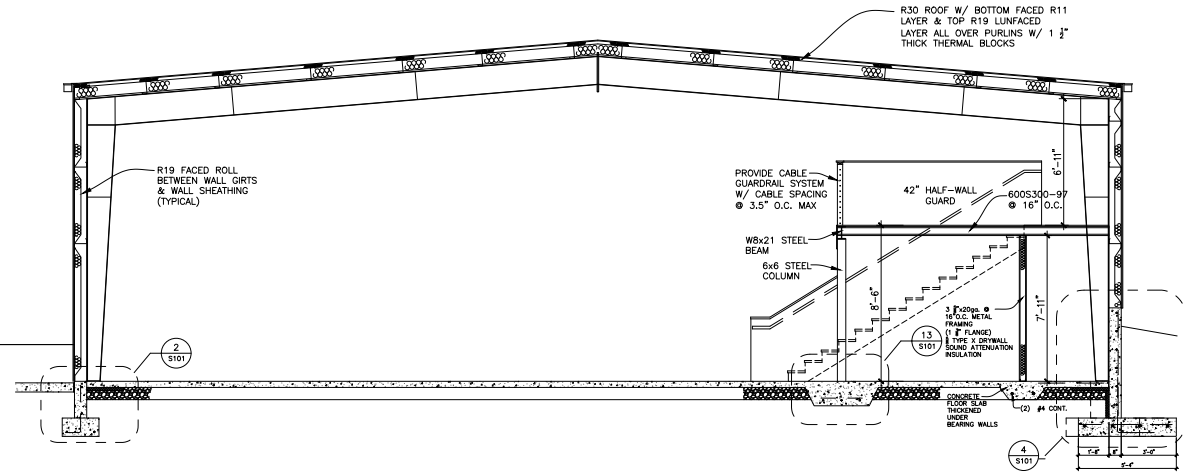
ELEVATIONS

T/ ROOF
EL. 118'-7"

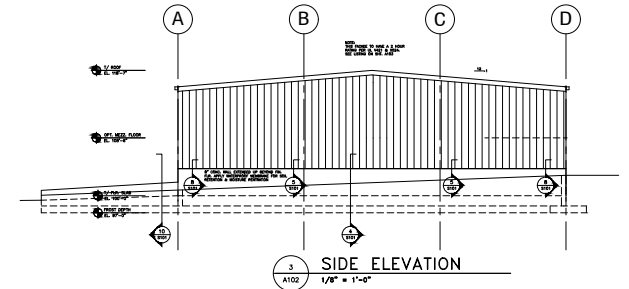
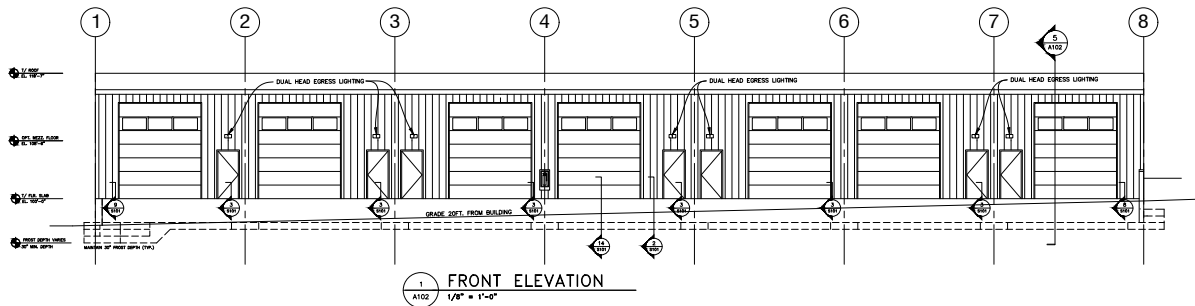
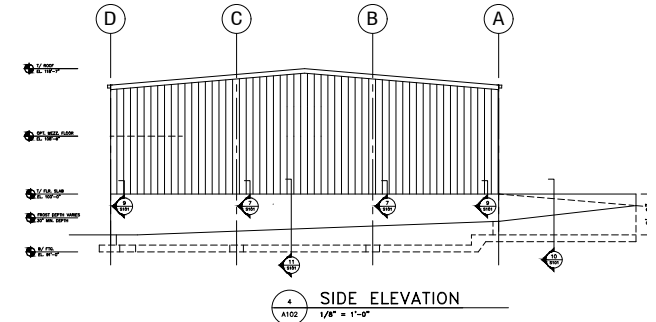
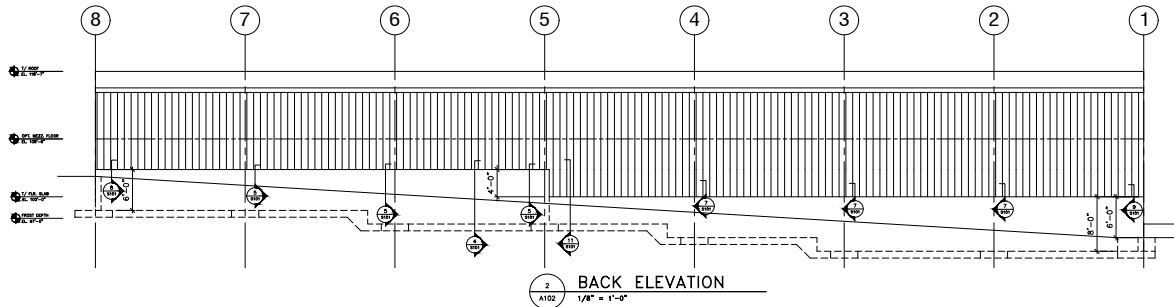
OPT. MEZZ. FLOOR
EL. 108'-6"

T/ FLR. SLAB
EL. 100'-0"

FROST DEPTH
EL. 97'-0"



5 BUILDING SECTION
A102 3/16" = 1'-0"



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LOCATION OVERVIEW



DEMOGRAPHICS

	3 MILE	5 MILES	10 MILES
 POPULATION	67,353	151,551	369,474
HOUSEHOLDS	25,709	56,356	143,049
AVG HH INCOME	\$87,348	\$110,522	\$103,814
TOTAL EMPLOYEES	35,081	79,591	191,223

Info provided by US Census 2023

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