



Colliers



Available
For Sale or Lease

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7100 Industrial Road

Florence, Kentucky 41042

Signature manufacturing building available and located near CVG

- 329,000 SF +/- total space
 - 54,000 SF +/- SF contiguous 2 story office space
- Adjacent to the Cincinnati/Northern Kentucky (CVG) International Airport
- Easy interstate access to I-75/I-71 via I-275
- 200+/- surface parking
- Numerous neighboring amenities

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Floorplan



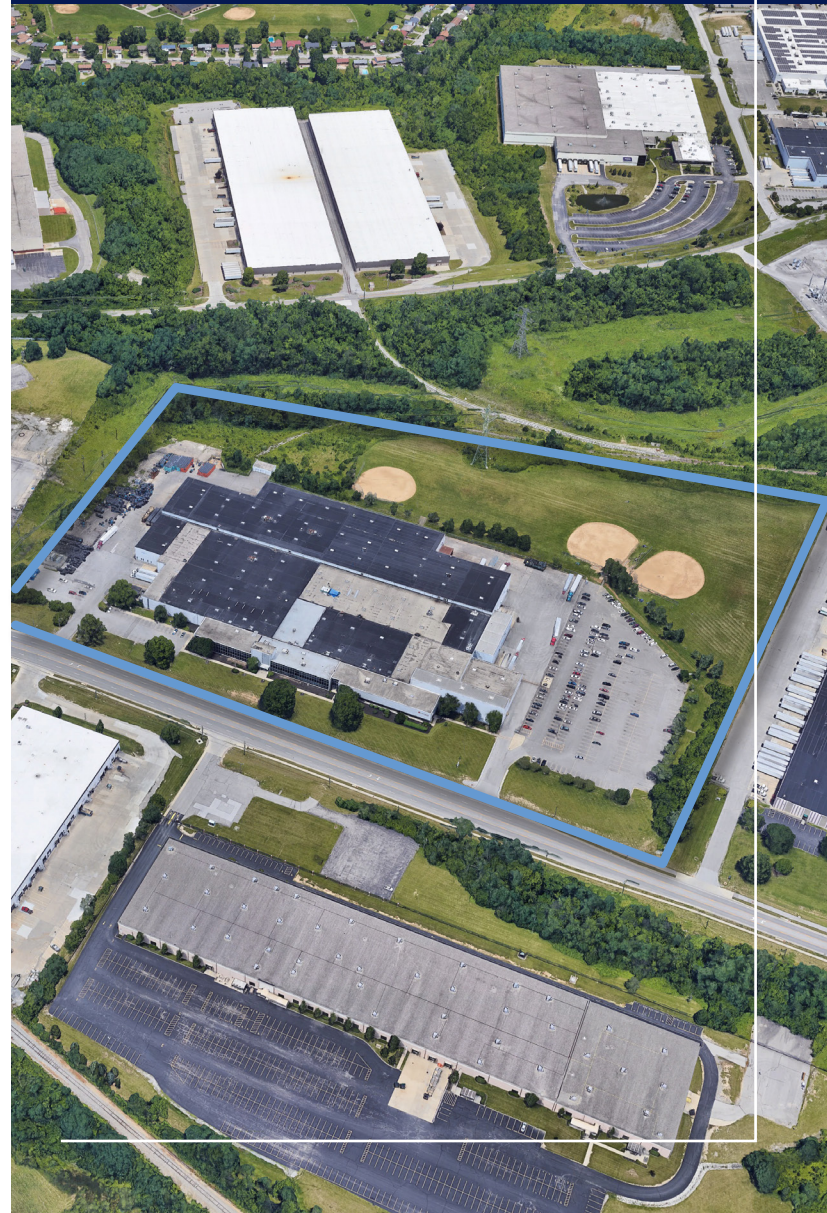
- Bay 1- Qty (1) 5 Ton Abell-Howe (Crane #1)
- Bay 2- Qty (1) 5 Ton Abell-Howe (Crane #2)
- Bay 3- Qty (3) 5 Ton Abell-Howe (Crane #5, #5, #6)
- Bay 4- Qty (3) 5 Ton Abell-Howe (Crane #7, #8, #9) 24' Hook Height
- Bay 4- Qty (1) 6 Ton Abell-Howe (Crane #19)
- Bay 5- Qty (2) 5 Ton Abell-Howe (Crane #10, #11A)
- Bay 5- Qty (1) 7 Ton Abell-Howe (Crane #18)
- Bay 5- Qty (2) 15 Ton Abell-Howe (Crane #11, #12)
- Bay 6- Qty (2) 5 Ton Abell-Howe (Crane #13A, #14A)
- Bay 6- Qty (1) 7 Ton Abell-Howe (Crane #17) 18' Hook Height
- Bay 6- Qty (2) 15 Ton Abell-Howe (Crane #13, #14)
- Bay 7- Qty (2) 10 Ton Abell-Howe (Crane #15, #16)

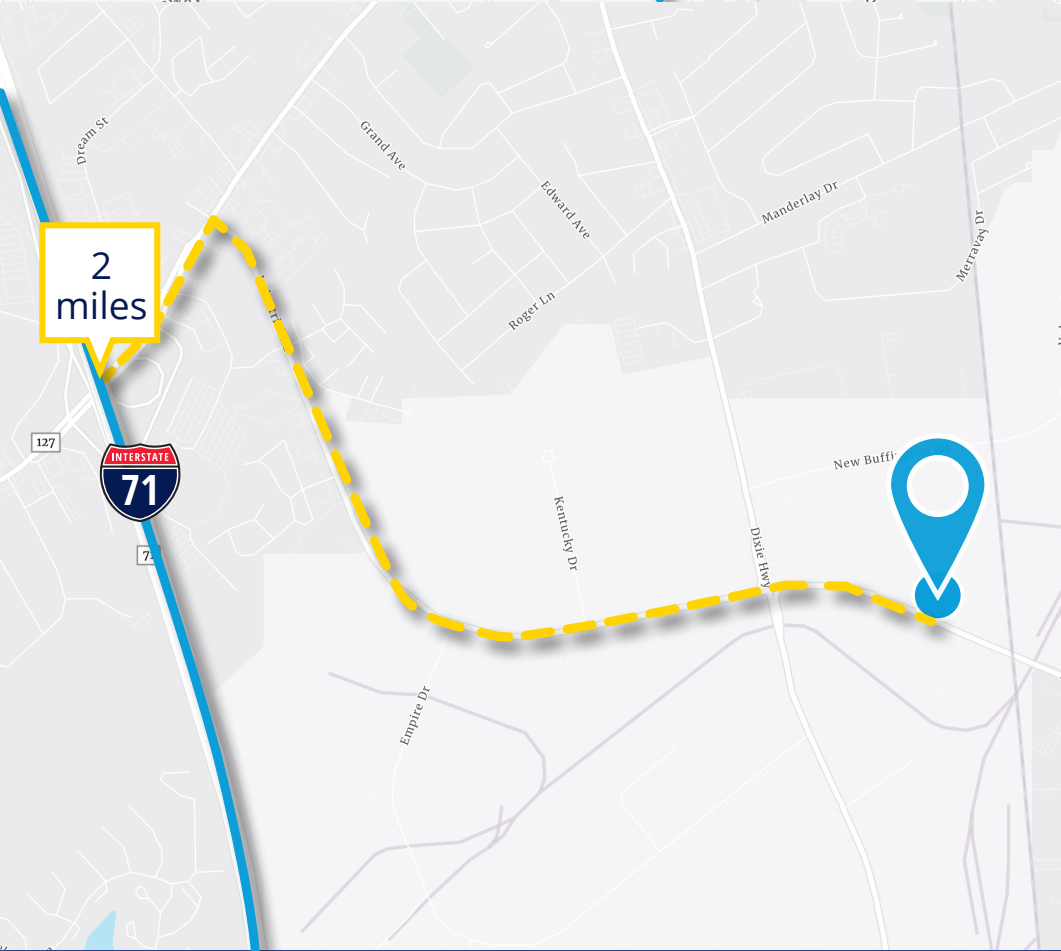
Property Overview

Address	7100 Industrial Rd Florence, KY 41042
Parcel ID	073:00-00-061.00
Total SF	329,000 +/-
Office SF	54,000
Warehouse SF	275,000
Divisible	160,000
Year Built	1968
Highway Access	4.6 miles to I-75
Acreage	27.67
Zoning	I-2, Boone County
Clear Height	Bays 1-5: 36' Bays 6-7: 34'
Lighting	LED
Parking	250 +/-
Column Spacing	60' x 20'
Building Construction	Pre-engineered metal with concrete wainscot
Bay Size	43,200 SF
Floor	Poured Concrete
Sprinkler	Wet
Outside Security	Wall pack
Crane Served	<ul style="list-style-type: none">• 21 Total cranes• 5 ton -15 ton range• 18'-24' maximum hook height• 20'-26' clear under bridge beam• 57' bridge beam span
Electric Capacity	<ul style="list-style-type: none">• Private Sub Station• 13,200 Volt• Primary 480• Secondary 277• Dry type transformer, inside
Other Utilities	<ul style="list-style-type: none">• Gas: Duke Energy• Sewer: Sanitation District 1• Water: Nothern Kentucky

Property Description

7100 Industrial Road is a manufacturing building comprised of 329,000 square feet and situated on 27.67 acres in the Airport Submarket of Cincinnati and Northern Kentucky. The building appears to be in good condition and is constructed of pre-engineered metal with concrete wainscot, 250+/- parking spaces, nine (9) dock doors, ten (10) drive-ins, has heavy power, and various cranes.





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