

FOR LEASE

Owned and Operated by



7453 Empire Dr, Building B

7453 Empire Dr, Florence, KY 41042

4,130 SF - 11,490 SF



LEASING INFO & CONTACT

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This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.

Property Overview

- Minutes from I-75 via Mt. Zion Rd and State Route 42 exits
- Zoned I-2 Industrial
- Three options available:
 - Suite 100
 - Suite 160
 - Suites 100-160
- OPEX: \$1.62/SF

Suite 100

- 4,130 SF available
- 1,700 SF warehouse
- 2,430 SF office
- 1 drive-in
- Handicapped accessible restrooms

Suite 160

- 7,360 SF available
- 5,686 SF warehouse
- 1,674 SF office
- 37' x 31'6" bay size
- 20' clear height
- 1 dock door
- 1 drive-in

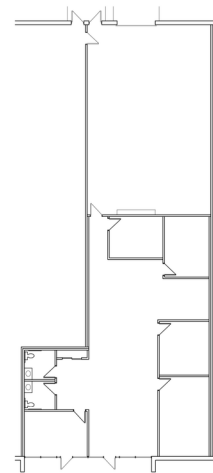
Suites 100-160

- 11,490 SF available
- 7,386 SF warehouse
- 4,014 SF office
- 37' x 31'6" bay size
- 20' clear height
- 1 dock door
- 2 drive-ins

Building Floorplan



Suite 100 Floorplan



Suite 160 Floorplan

