



Colliers

For Sale or Lease

4 Sandbank Rd

Ludlow, KY 41016

Some recent upgrades!
Attractive assumable loan in place!

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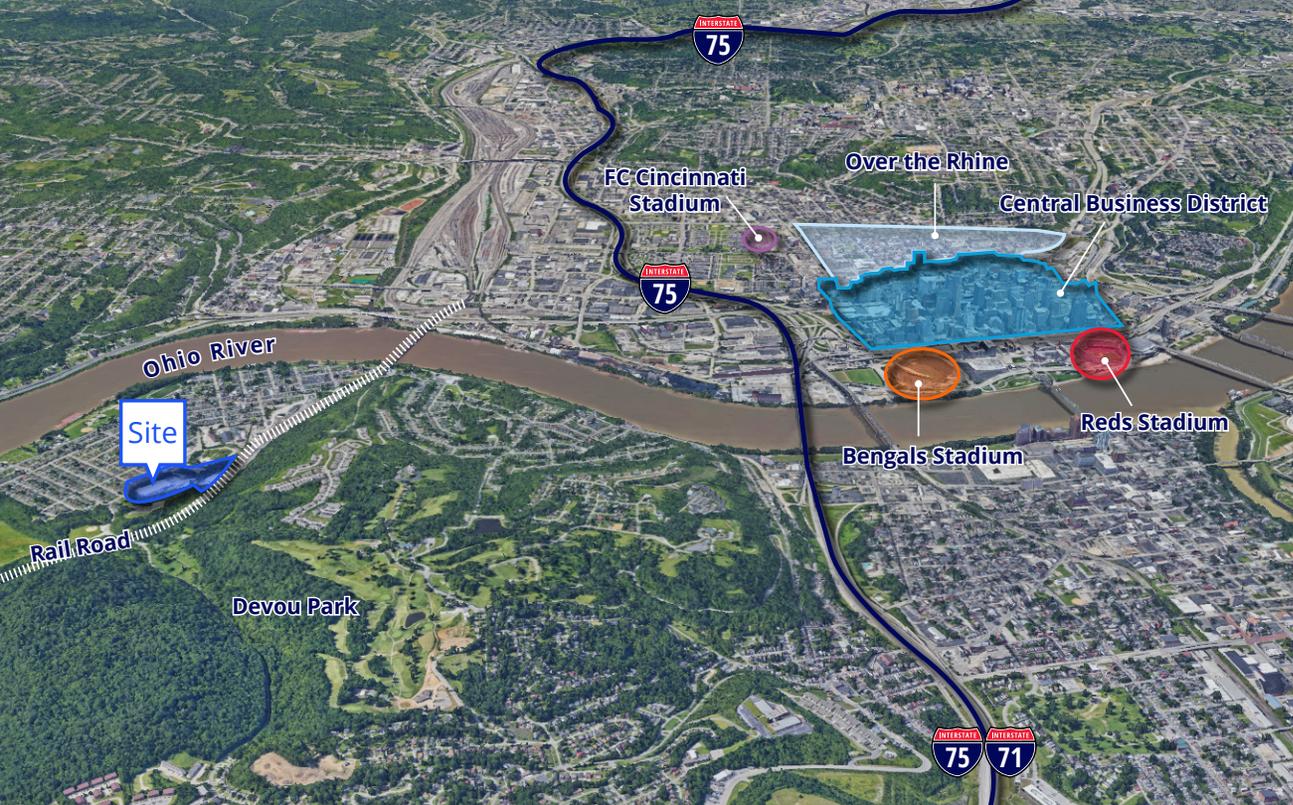


1 Sandbank
* Also Available: 83,682 SF

2 Buildings can be
sold/leased together or
seperate!

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

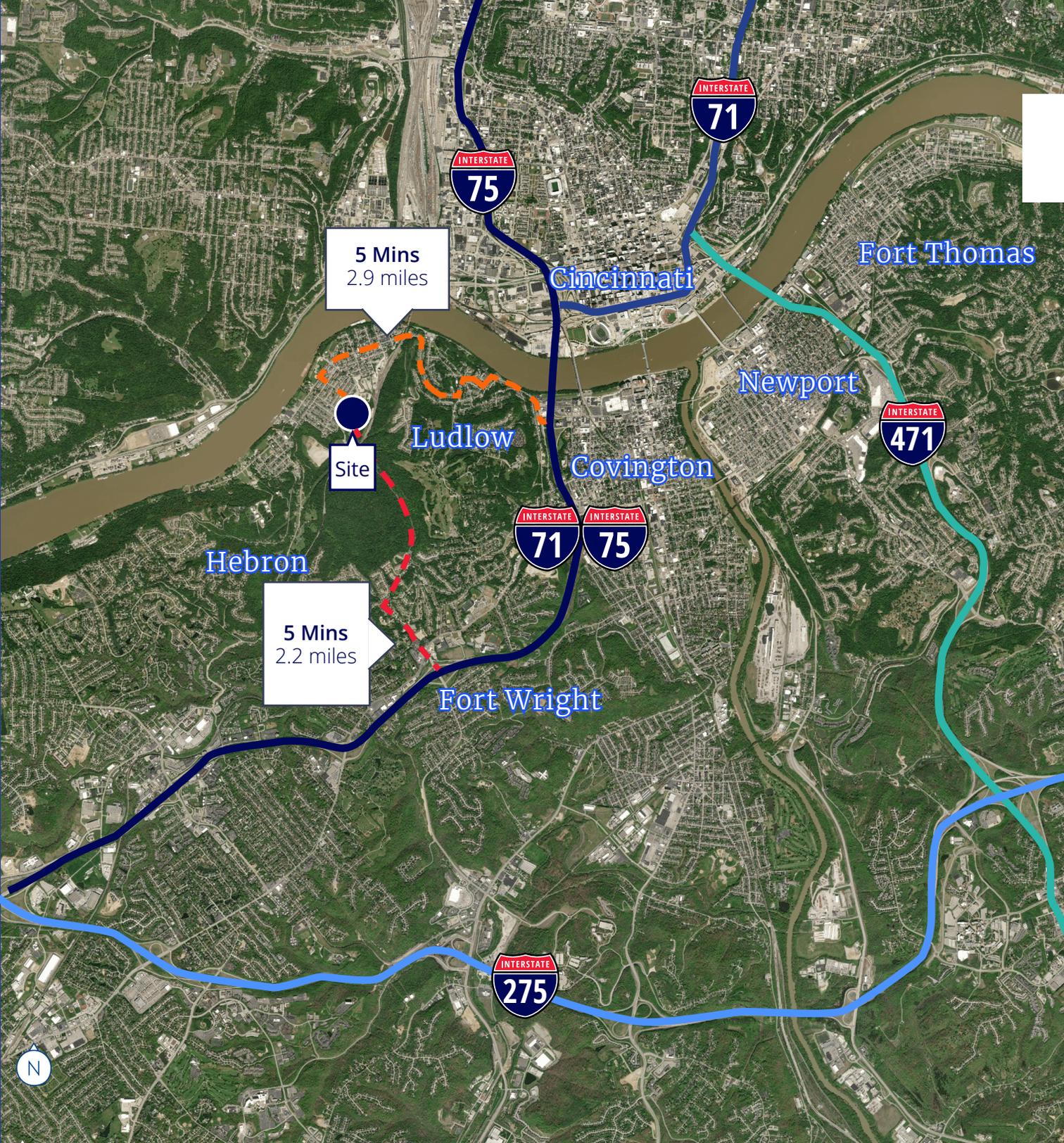
Acreage .750 Acres

Sprinkler Wet System

Current Transferable Loan Terms 4% interest rate on a 30 year amortization
2.5 years left on the term of the loan
\$2.5 Million balance

New Improvements New owner upgrades including electric, dry sprinkler system, etc.
Owner will provide flexible tenant improvement package

Lease Rate: \$5.50/SF NNN
Sale Price: Negotiable



Contact Us

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