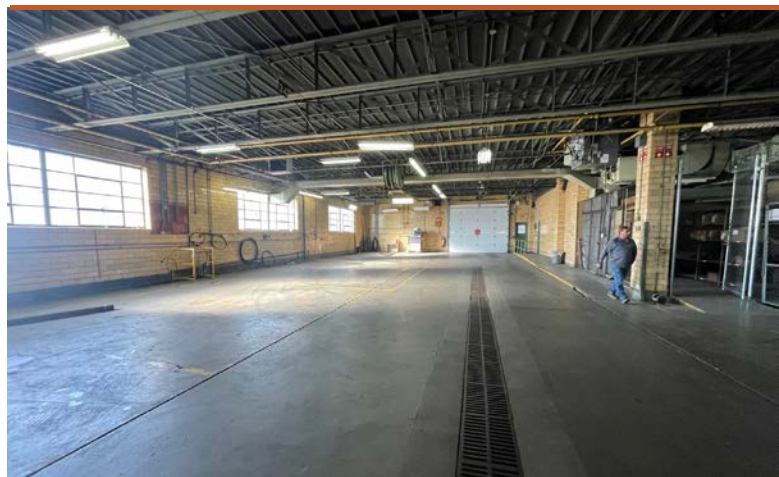




1116 RUSSELL ST. COVINGTON, KY 41011

AVAILABLE FOR SALE OR LEASE



[CLICK HERE FOR THE 360° TOUR](#)

PROPERTY HIGHLIGHTS



22,080 Total SqFt

- Located in City of Covington minutes to I-71/I-75
- Building applicable for industrial, flex, office, retail, mixed-uses.
- Drive-thru capabilities
- Floor drains throughout
- Vehicle exhaust system in warehouse
- Fenced, gated, and secure parking area (34 spaces)
- Building has ability to add one (1) standard height truck dock to accommodate box truck deliveries
- Lease Rate/Sale Price: Negotiable
- Available for immediate occupancy



[CLICK HERE FOR AERIAL VIDEO](#)

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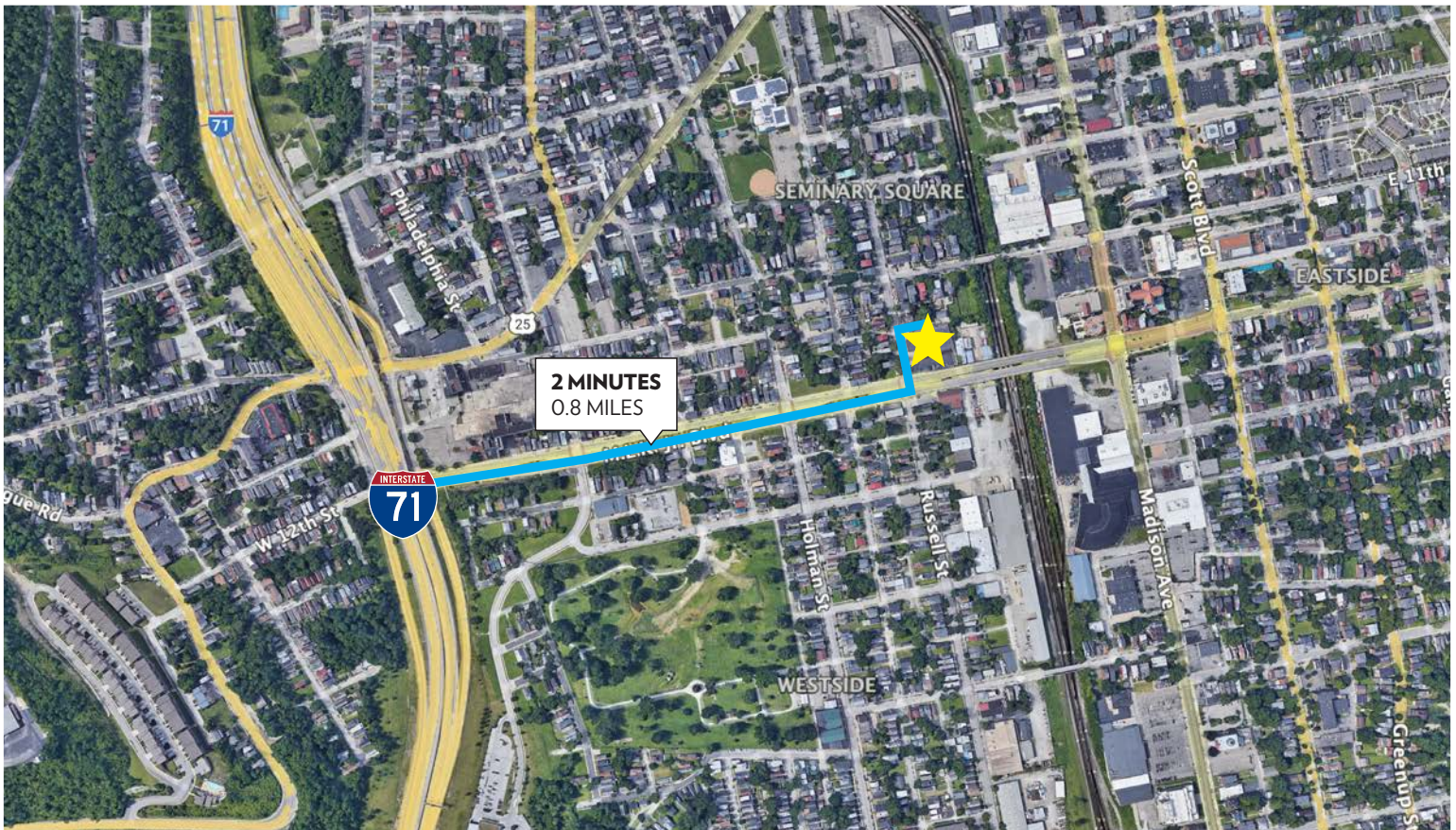
1116 RUSSELL ST. COVINGTON, KY

PROPERTY DETAILS

Total SqFt:	22,080
Warehouse SqFt:	19,608
Office SqFt:	1,960
Acreage:	0.86 acres
Clear Height:	13'
Year Built:	1975
Type Construction:	Masonry, concrete block, and steel
Lighting:	Fluorescent
Column Spacing:	25'x65'

Dock door:	None - To Suit
Drive-in door:	Two (2) - 14'x12'
Sprinkler:	Yes - Wet system
Electrical Service:	120/208/3-phase/200+ amps
Heat:	Natural gas
Roof:	Rubber membrane
Parking Lot:	Forty (40) spaces
Restrooms:	Two (2) sets including lockeroom
Kenton County Parcel ID:	054-22-39-009.00

DISTANCE MAP



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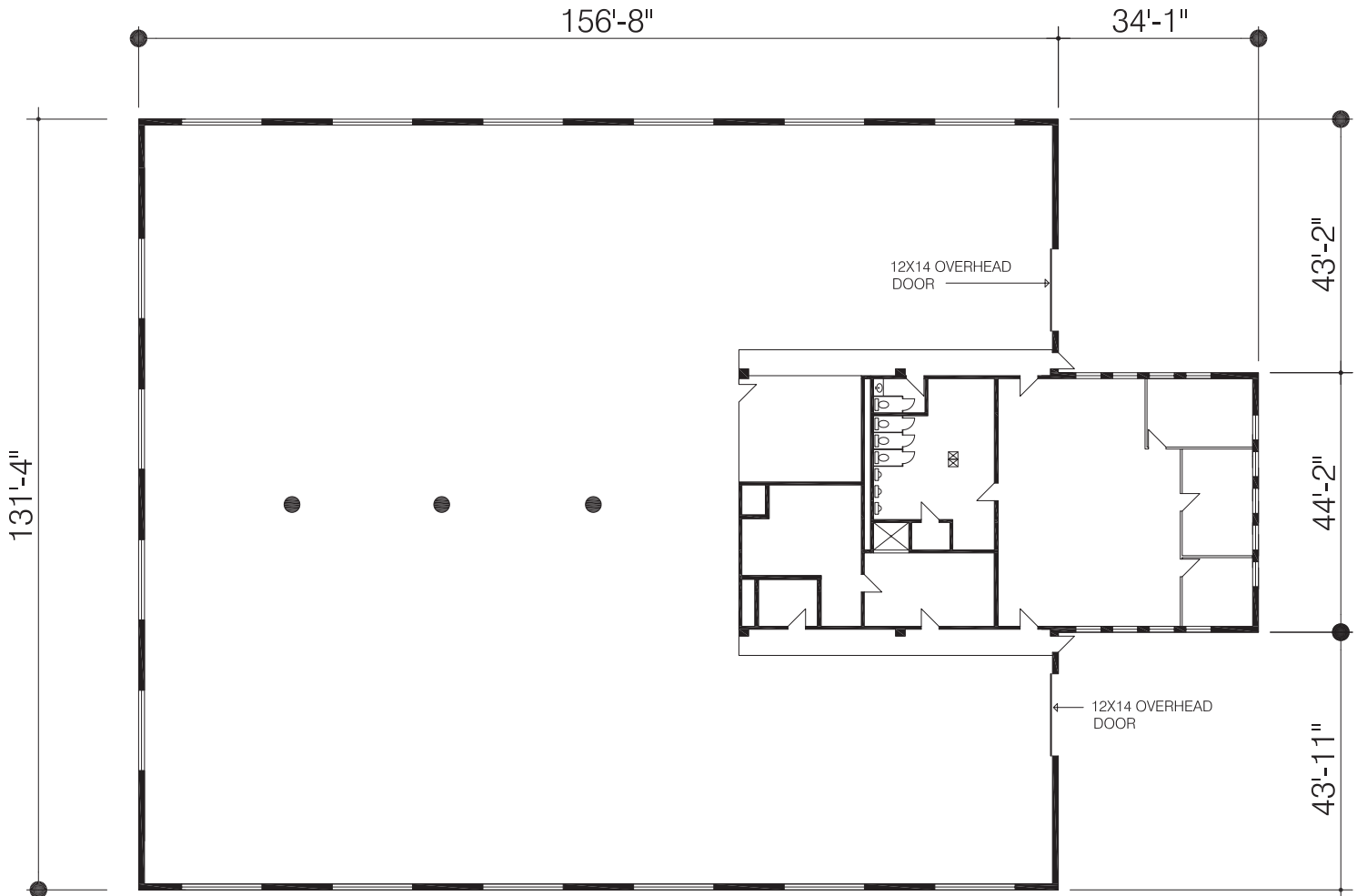
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FLOOR PLANS



FLOOR PLAN 

1/8" = 1'-0" @ 24X36

OFFICE	1,960 SF
WAREHOUSE	20,120 SF
TOTAL	22,080 SF

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AERIAL VIEW



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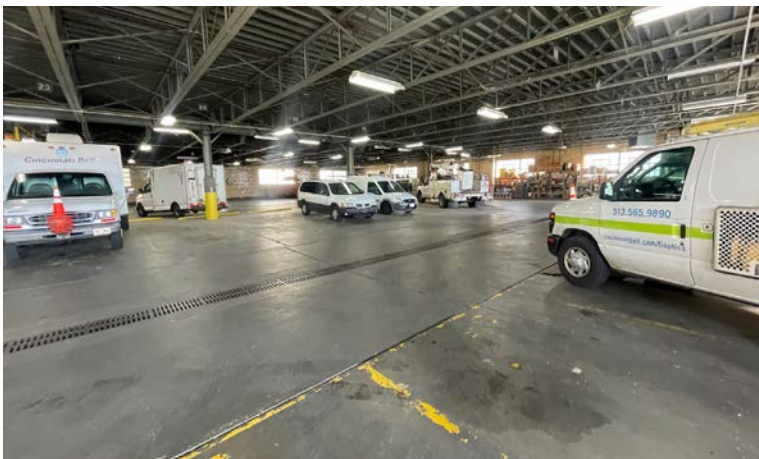
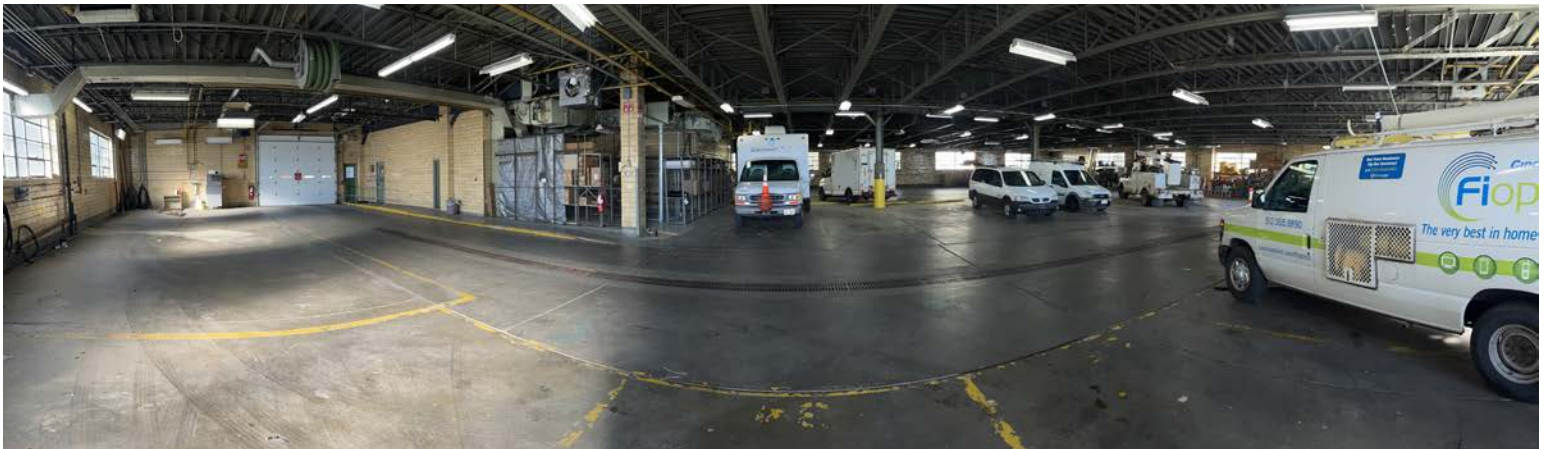
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PROPERTY PHOTOS



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