

**145 W 38TH STREET**  
 COVINGTON, KENTUCKY 41015



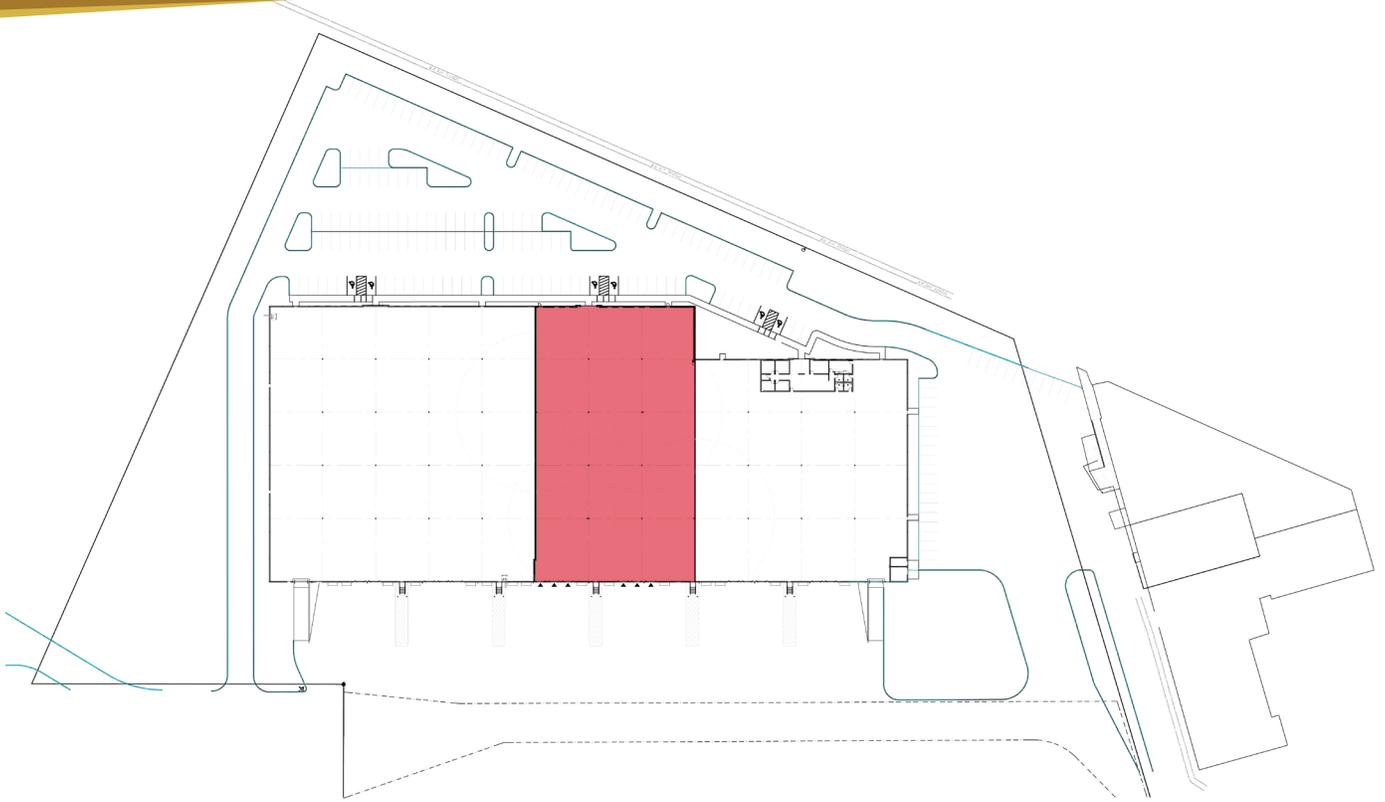
**FOR LEASE**  
**INDUSTRIAL FLEX**

**PROPERTY DETAILS**

- » 2.5 miles to I-275
- » Multi-tenant
- » New Construction (2024)
- » Walk to amenities
- » Office Build to Suit
- » Abundant Parking
- » Property Tax Abatement

<b>Total Available:</b>	39,000 SF
<b>Office SF:</b>	To Suit
<b>Year Built:</b>	2024
<b>Clear Height:</b>	32'
<b>Dock doors:</b>	Six - 9' x 10' - 3 knockout panels
<b>Drive-in doors:</b>	Zero - 1 knockout panel
<b>Restrooms:</b>	To Suit
<b>Type Construction:</b>	Tilt-up concrete
<b>Column Spacing:</b>	50' x 50' w/60' staging
<b>Lighting:</b>	LED
<b>Sprinkler:</b>	ESFR
<b>Electrical Service:</b>	800 amps - 3 phase
<b>Heat:</b>	80/20 Air rotation gas
<b>Roof:</b>	TPO - Mechanically Fastened
<b>Truck court:</b>	130'
<b>Car Parking:</b>	In common
<b>Zoning:</b>	Suburban Industrial (SI)

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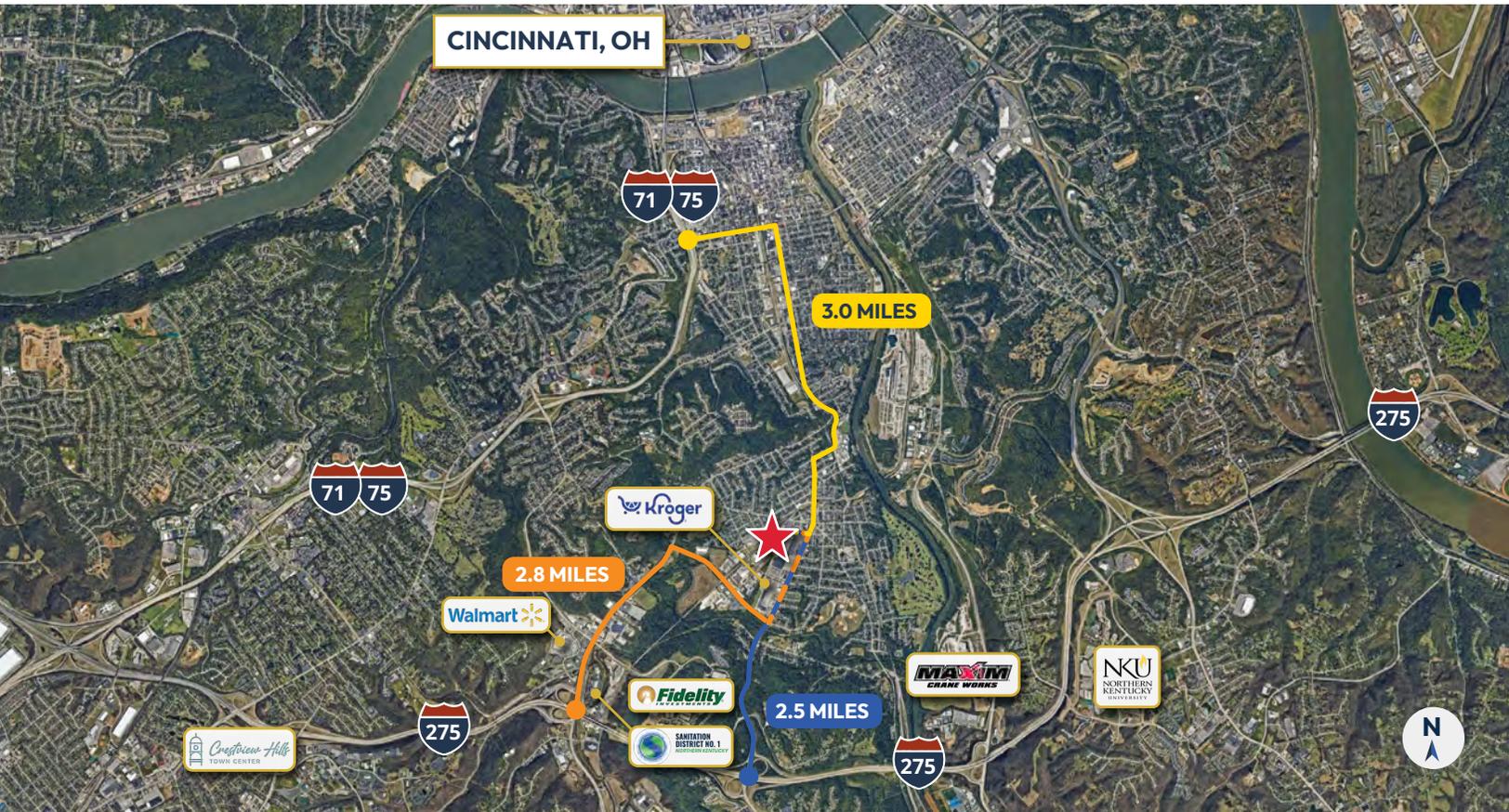


**CURO • BRKG**  
OWNER IS AGENT

FOR MORE INFORMATION ABOUT THIS PROPERTY, CONTACT:  
JOSH NIEDERHELMAN | [JOSH@CUROBRKG.COM](mailto:JOSH@CUROBRKG.COM) | 513.200.9462

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