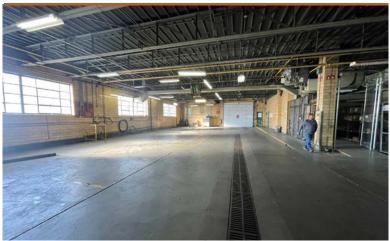


1116 RUSSELL ST. COVINGTON, KY 41011 AVAILABLE FOR SALE OR LEASE



LICK HERE FOR THE 360° TOUR

PROPERTY HIGHLIGHTS



22,080 Total SqFt

- Located in City of Covington minutes to l-71/l-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

INFO@SQFTCOMMERCIAL.COM (513) 843-1600 | SQFTCOMMERCIAL.COM



(513) 675-5764 | Rod@SqFtCommercial.com

Amy Castaneda

(503) 310-9768 | Amy@SqFtCommercial.com

(513) 739-3985 | Roddy@SqFtCommercial.com

Sarah Kern

(513) 426-4864 | Sarah@SqFtCommercial.com

(812) 890-1768 | Jared@SqFtCommercial.com

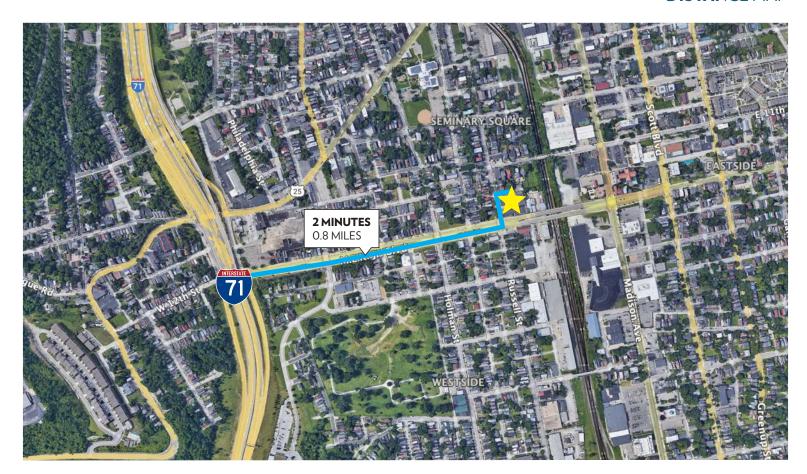
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PROPERTY DETAILS

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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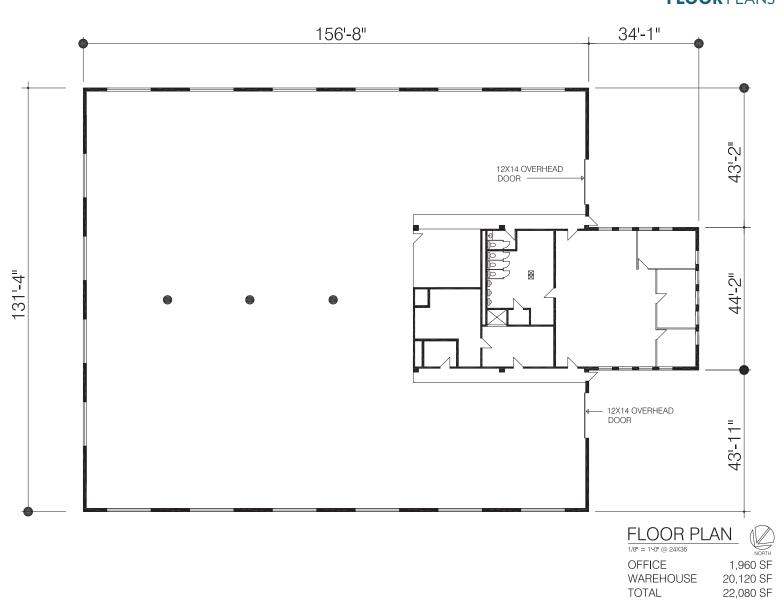
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FLOOR PLANS



INFO@SQFTCOMMERCIAL.COM (513) 843-1600 | SQFTCOMMERCIAL.COM



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AERIAL VIEW



INFO@SQFTCOMMERCIAL.COM (513) 843-1600 | SQFTCOMMERCIAL.COM



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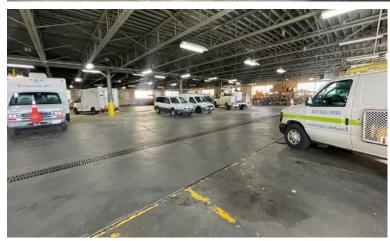
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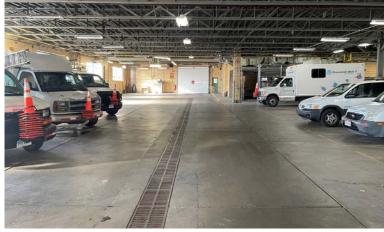
PROPERTY PHOTOS











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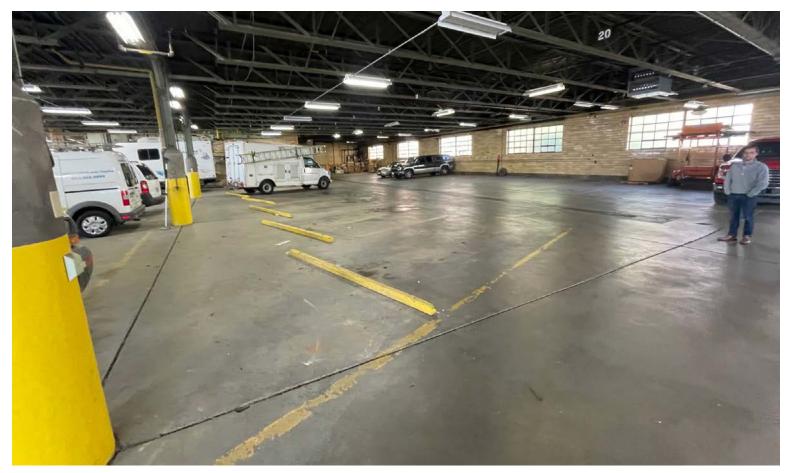
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