



For Sale or Lease

4 Sandbank

Ludlow, KY 41016

Attractive assumable loan in place!
Available Now!



Click here for drone footage!



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Contact us:



1 Sandbank
***Also Available: 83,682 SF**

4 Sandbank
24,332 SF

**2 Buildings can be
sold/leased together or
seperate!**



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

Loading Docks 5 Docks

Drive-in Doors To Suit

Clear Height 15' - 20'

Electrical Services 800 AMP, 480 volt, 3-phase

Acreage .750 Acres

Sprinkler Wet System

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

Lease Rate: **\$4.50/SF NNN**
Opex: \$0.83/SF

Sale Price: **\$1,216,600**



2.6 Miles to I-71/75
via Hwy Ave.

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