



8054 PRODUCTION DR.

INDEPENDENCE, KY 41042

AVAILABLE FOR LEASE

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PROPERTY HIGHLIGHTS



8,025 Total SqFt

- Located in Florence, KY within minutes to I-75/I-275 and CVG International Airport
- Flex space < 10K SqFt that has both a dock door and a drive-in door
- Available immediately
- Extensive renovations underway: entire exterior repainted, first floor office paint, new carpet, LED lighting, new ceiling tiles, partitions demo'd in warehouse, etc.
- Zoning: GI (General Industrial)
- 120/208V 3phase, 1,200 amps to support manufacturing or production type uses
- Below Market OpEx/CAM
- Lease Rate: \$8.25/SF NNN + \$1.50/SF OpEx/CAM



[CLICK HERE FOR AERIAL VIDEO](#)



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PROPERTY DETAILS

Available SqFt:	8,025
Warehouse SqFt:	4,565
Mezzaine SqFt:	330
Office SqFt:	3,460 on 2 floors (1,460 SF 1st floor, 2,000 SF 2nd floor)
Clear Height:	20'-22'
Type Construction:	Concrete
Year Built:	1983
Lighting:	Fluorescent in Warehouse, LED in 1st floor office
Electrical Service:	120/208V, 3phase, 1,200 AMPS
Dock doors:	One (1) 8' x 10' with mechanical pit leveler
Drive-in door:	One (1) 12' x 12' with electric opener
Sprinkler:	None
Parking:	5+
Heat:	Natural Gas Fired Unit Heaters (New) in warehouse, 100% hvac in office areas
Restrooms:	One set
Available Date:	Immediately
Zoning:	GI (General Industrial)
Kenton County Parcel ID:	005-40-00-003.00

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PARCEL OUTLINE



8,025 SQFT
AVAILABLE

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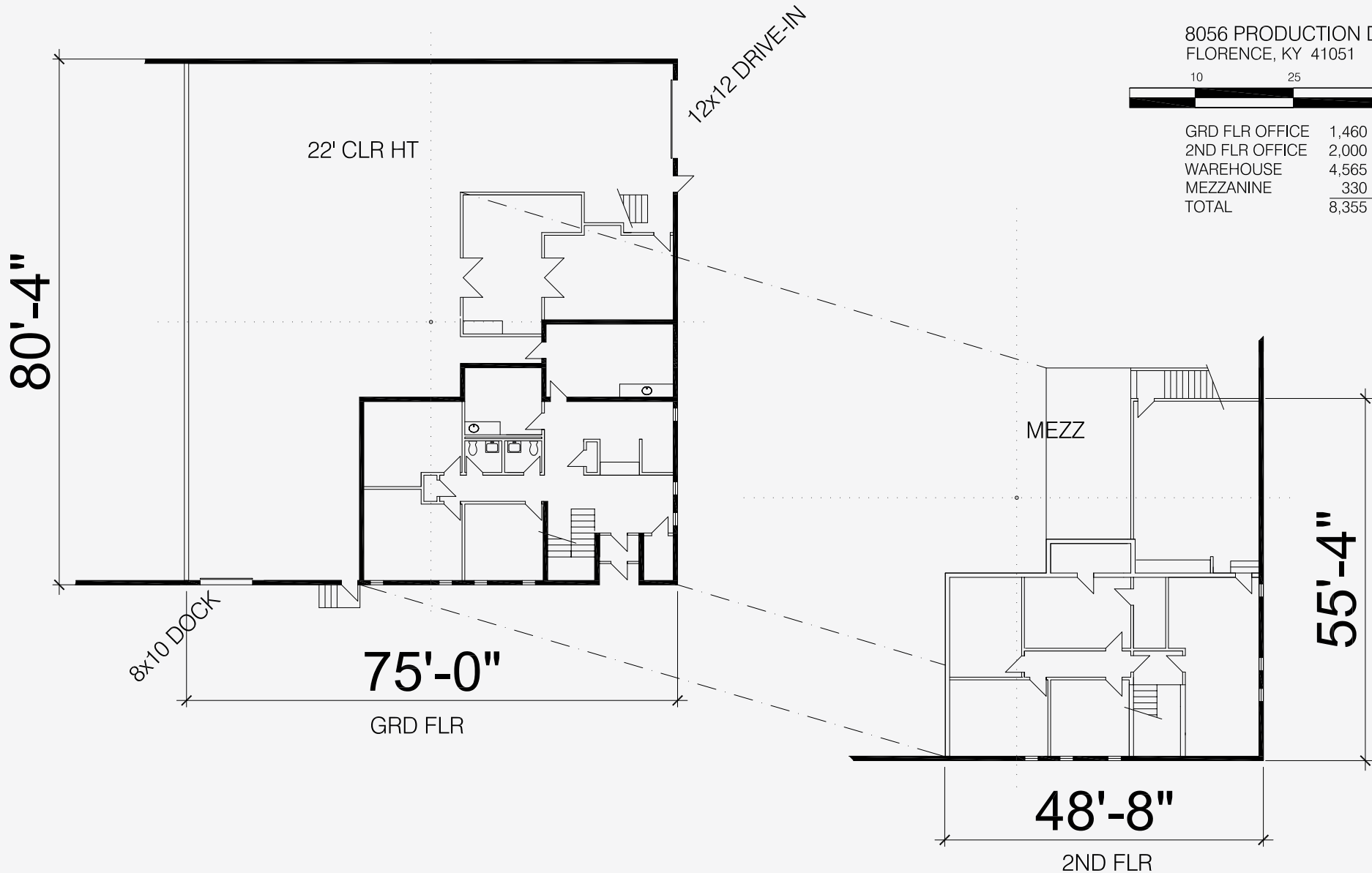
FLOOR PLAN

DRAWING ISSUED FOR MARKETING
PURPOSES ONLY. ALL CALCULATIONS ARE
APPROXIMATE.

8056 PRODUCTION DR.
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GRD FLR OFFICE	1,460 SF
2ND FLR OFFICE	2,000 SF
WAREHOUSE	4,565 SF
MEZZANINE	330 SF
TOTAL	8,355 SF



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DISTANCE MAP



18 MINUTES
11.7 MILES



8 MINUTES
4.7 MILES

6 MINUTES
3.2 MILES

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SqFt
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REGIONAL MAP



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