



**For Sale or Lease**

# 1 Sandbank

Ludlow, KY 41016

**Attractive assumable loan in place!**  
**Available Now!**



*Click here for drone footage!*



**Chuck Ackerman, CCIM, SIOR**  
Senior Vice President  
+1 513 562 2266  
chuck.ackerman@colliers.com

**Bill Keefer, SIOR**  
Senior Vice President  
+1 513 562 2235  
bill.keeper@colliers.com

**Jeffrey Kroeger**  
Vice President  
+1 513 562 2215  
jeffrey.kroeger@colliers.com

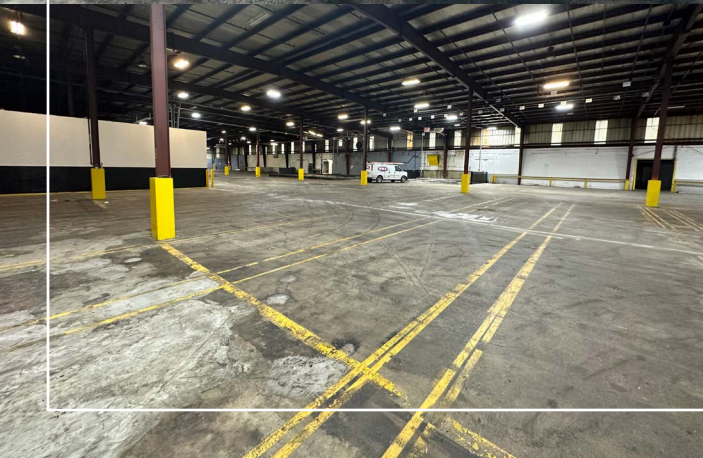
**Contact us:**



**1 Sandbank**  
83,682 SF

2 Buildings can be  
sold/leased together or  
seperate!

**4 Sandbank**  
\* Also Available: 24,332 SF





# Property Highlights:

**Address** 1 Sandbank Road

**Municipality** City of Ludlow | Kenton County

**Building Area** 4,280 SF | Office  
79,402 SF | Warehouse  
**83,682 SF | Total**

**Year Built** 1980

**Loading Docks** 5 Docks

**Drive-in Doors** 1 Drive-in Door

**Clear Height** 20' - 25'

**Electrical Services** 1200 Amp, 480 Volt, 3-Phase

**Acreage** 5.330 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:** **\$4,184,000**



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

# 1 Sandbank

Ludlow, KY 41016

**Contact us:**

**Chuck Ackerman, CCIM, SIOR**  
Senior Vice President  
+1 513 562 2266  
chuck.ackerman@colliers.com

**Bill Keefer, SIOR**  
Senior Vice President  
+1 513 562 2235  
bill.keefer@colliers.com

**Jeffrey Kroeger**  
Vice President  
+1 513 562 2215  
jeffrey.kroeger@colliers.com



425 Walnut Street, Suite 1200  
Cincinnati, Ohio 45202  
P: +1 513 721 4200  
colliers.com/cincinnati

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2023. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

