



5 SPIRAL DR.

FLORENCE, KY 41042

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PROPERTY HIGHLIGHTS



8,031 SqFt

- Located in City of Florence minutes to I-71/75, I-275, and CVG / Greater Cincinnati Northern Kentucky International Airport
- New ownership and professionally managed by Equity Management Group
- One (1) suite remaining with grade level / drive-in door loading with make-ready/ remodel in process
- 100% HVAC throughout with 14' clear height
- 3.43 parking per 1,000 SqFt
- Available for immediate occupancy
- Lease Rate: \$10.95/ SqFt NNN + \$3.00/SqFt Operating Expenses/CAM



CLICK HERE FOR AERIAL VIDEO

INFO@SQFTCOMMERCIAL.COM
(513) 843-1600
[SQFTCOMMERCIAL.COM](https://www.sqftcommercial.com)



PROPERTY DETAILS

Total SqFt:	8,031
Warehouse SqFt:	To Suit
Office SqFt:	8,031
Clear Height:	14'
Year Built:	1988
Type Construction:	Masonry and steel
Lighting:	LED's
Column Spacing:	25'x25'
Dock door:	None
Drive-in door:	One (1)
Sprinkler:	Wet system
Electrical Service:	120/240-volt, 3-phase
Heat:	100% HVAC throughout
Roof:	TPO Rubber Membrane
Parking Lot:	3.43 per 1,000 SF
Restrooms:	One (1) set

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DISTANCE MAP



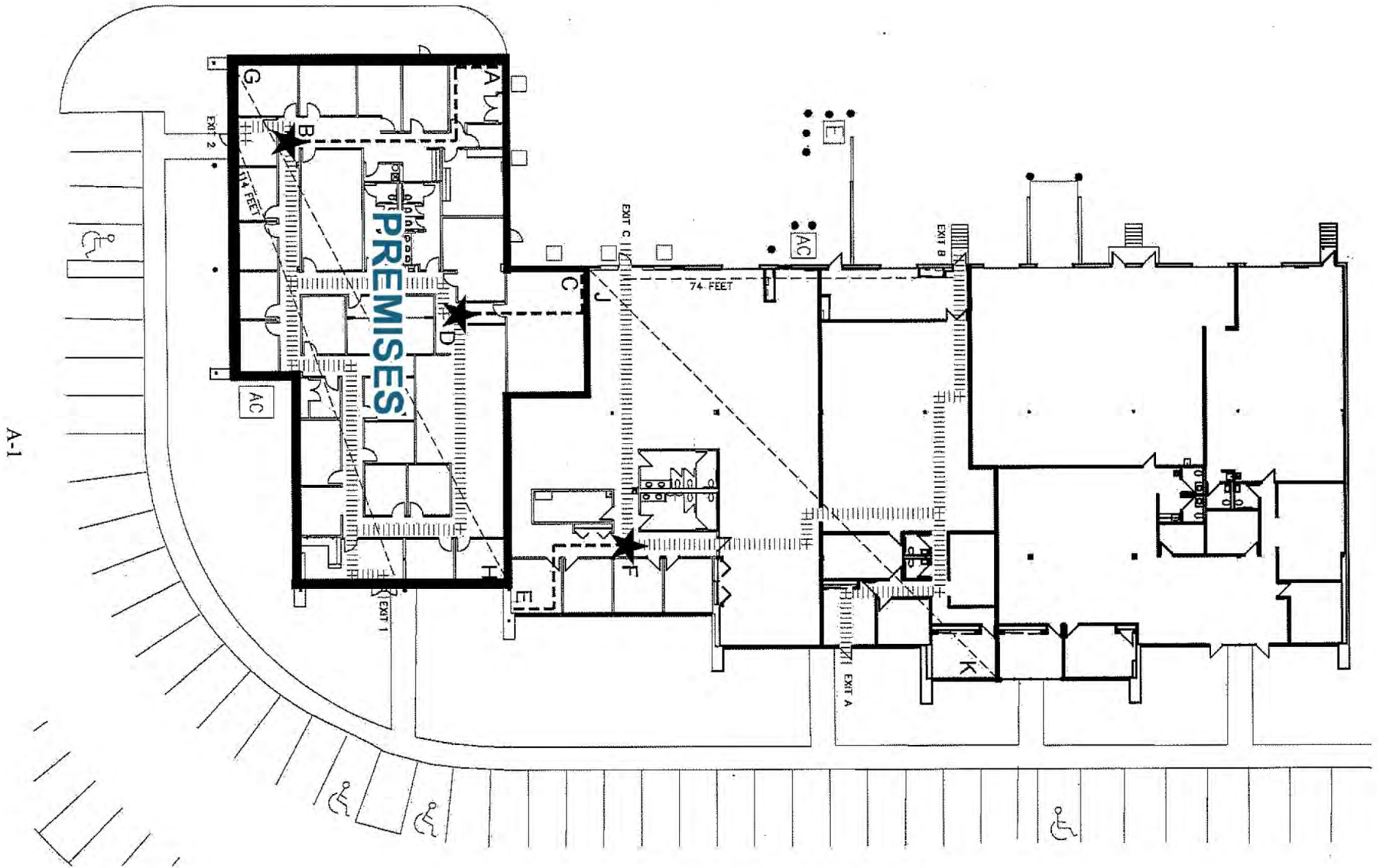
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FLOOR PLAN



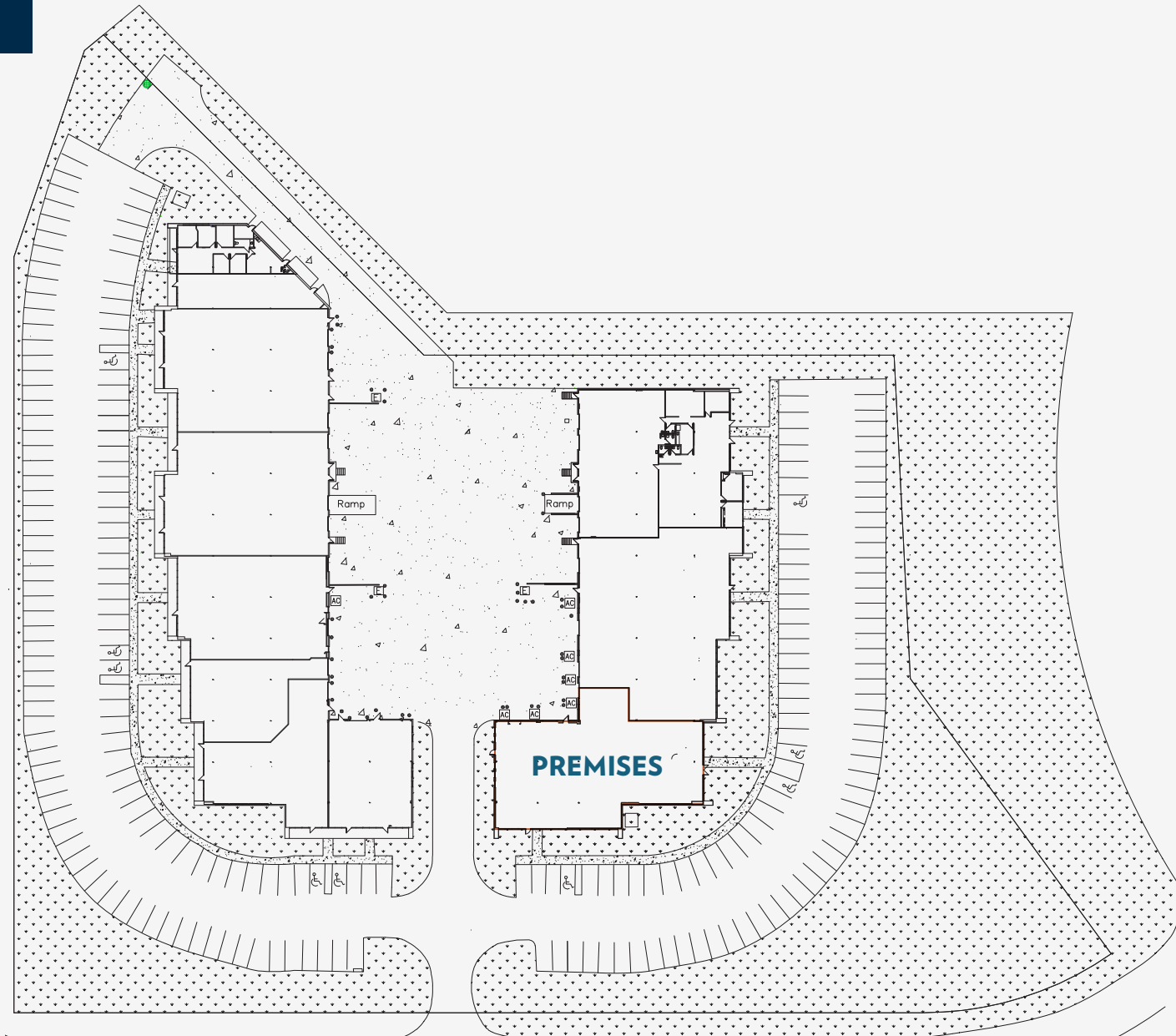
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SITE PLAN



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REGIONAL MAP

