



7968-7988
2,000-20,000 SF

7902-7988 TANNERS GATE LANE, FLORENCE, KY 41042

AVAILABLE FOR LEASE



[CLICK HERE FOR AERIAL VIDEO](#)

PROPERTY HIGHLIGHTS



2,462-21,405 SqFt Available

- Under New Ownership
- 3 docks and 3 drive-ins
- Multiple labs/clean rooms with hvac
- Flexible suite sizes
- Window-lined frontage
- I-75 Visibility
- Signage Available
- Immediate access to I-75 via Burlington Pike & 1829/42
- Additional Exterior improvements Planned in 2024
- Lease rate: \$9.95/SF NNN + \$2.97/SF OpEx
- Available date: 10/1/2024

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

7902-7988 TANNERS GATE LANE

FLORENCE, KY

PROPERTY DETAILS

Suite Total SqFt:	2,462 SF-21,405 SF Available (Divisible)
Warehouse SqFt:	To Suit
Office SqFt:	To Suit
Clear Height:	10'-12'
Type Construction:	Block/Masonry
Labs/Cleanrooms:	Two (2) within the 20,000 SF footprint
Roof:	Metal: under warranty through 2041
Lighting:	Fluorescent & LED (mix)
Dock doors:	Three (3) 8' x 8'
Drive-in door:	Three (3) 10' x 10'

Electrical Service:	120/208V 3-phase
HVAC:	100% hvac other than warehouse portion of suite 7968 which is heat only
Parking Spaces:	7+ (at least one set per suite if demised)
Signage:	On-suite signage available with visibility on I-75 as well as signage on monument sign at park entry
Restrooms:	7+ (at least one per suite if demised)
County:	Boone
Zoning:	Florence: C-2/PD/PO

AERIAL VIEW



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



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

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

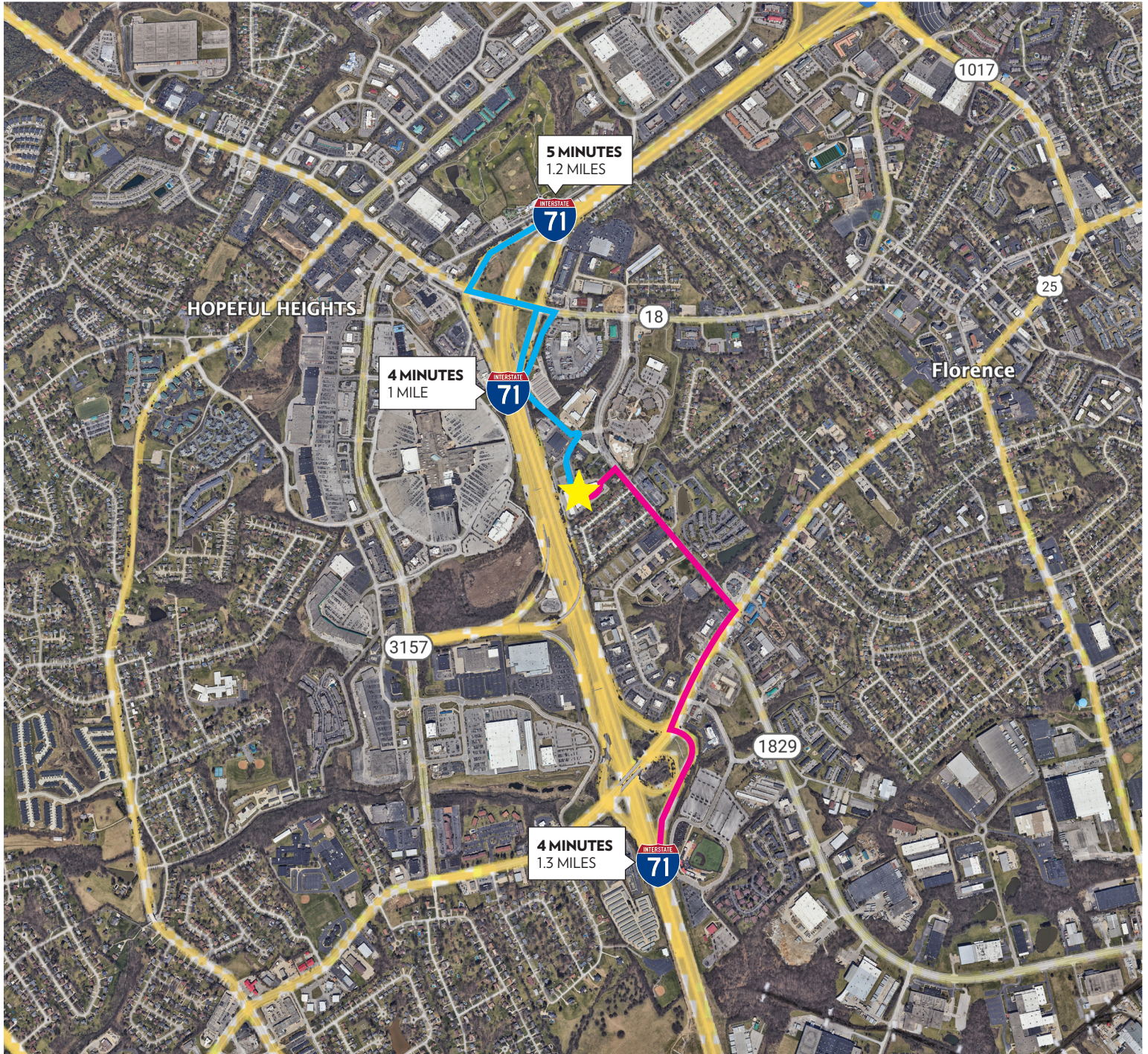
Roddy MacEachen, SIOR
(513) 739-3985 | Roddy@SqFtCommercial.com

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

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

7902-7988 TANNERS GATE LANE FLORENCE, KY

DISTANCE MAP



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



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

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

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

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

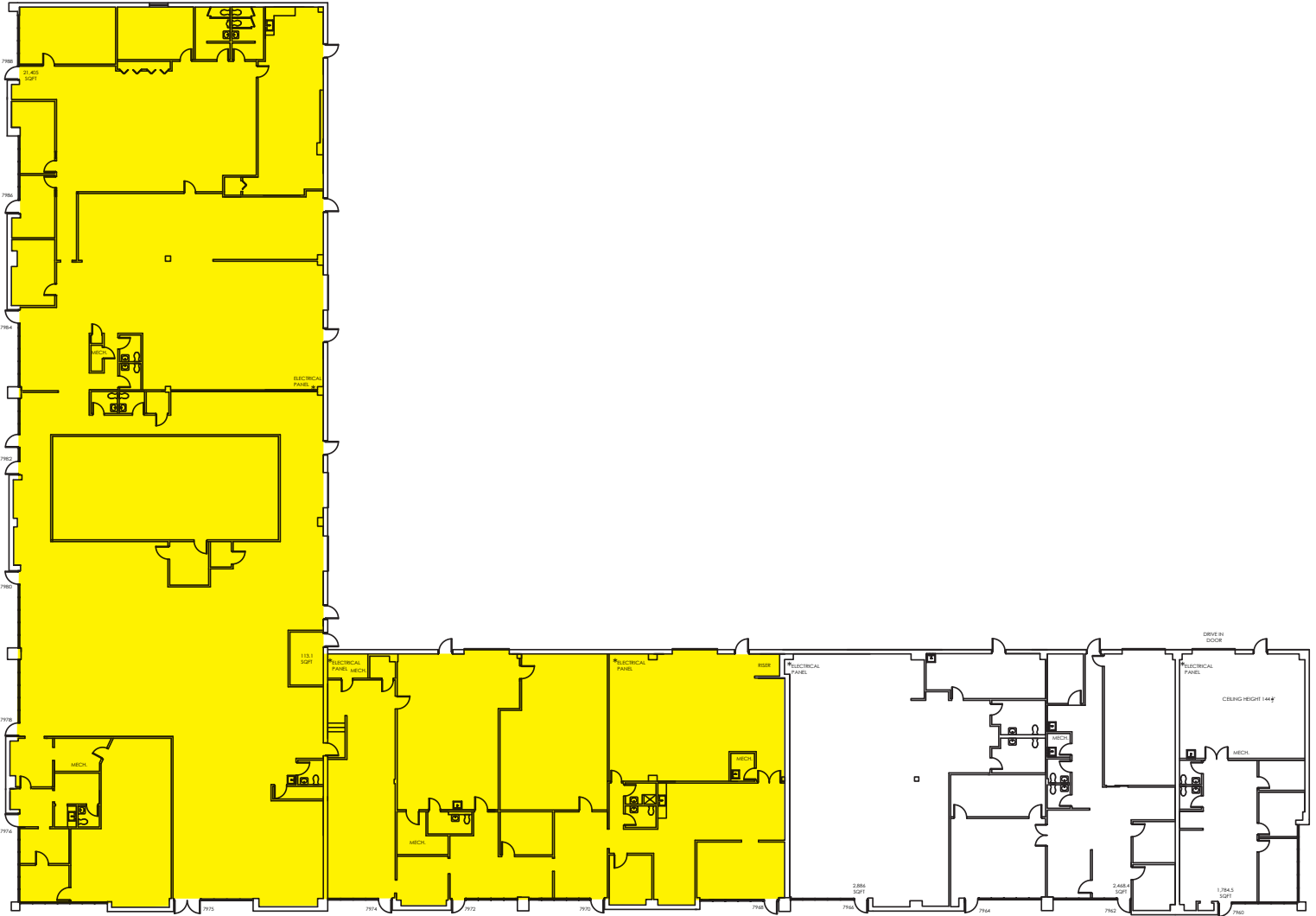
Sarah Kern
(513) 426-4864 | Sarah@SqFtCommercial.com

7902-7988 TANNERS GATE LANE

FLORENCE, KY

FLOOR PLAN

BUILDING TOTAL SQFT: 28,657



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



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

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

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

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

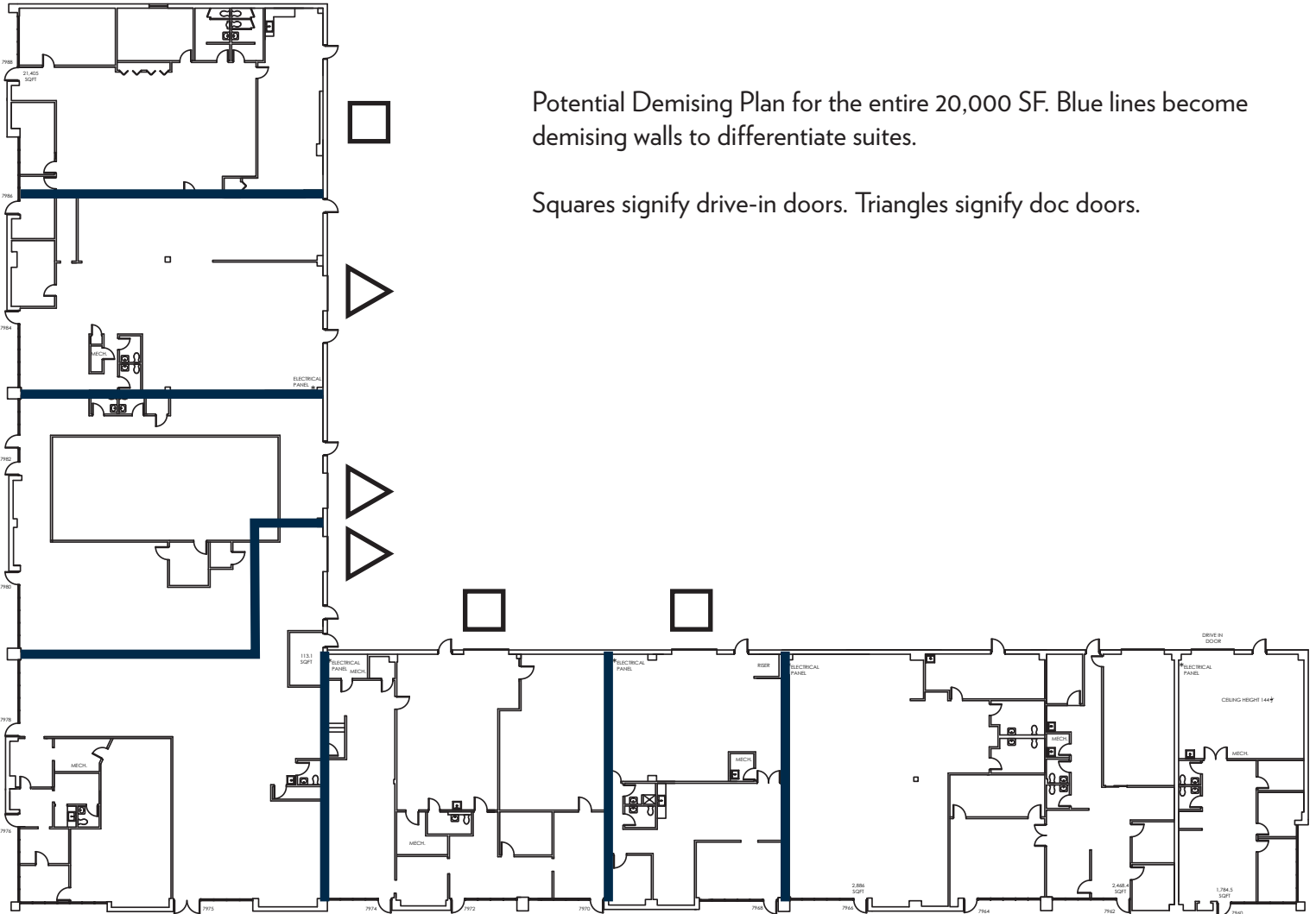
Jared Wagoner, SIOR
(812) 890-1768 | Jared@SqFtCommercial.com

7902-7988 TANNERS GATE LANE

FLORENCE, KY

DEMISED FLOOR PLAN

BUILDING TOTAL SQFT: 28,657



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



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

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

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

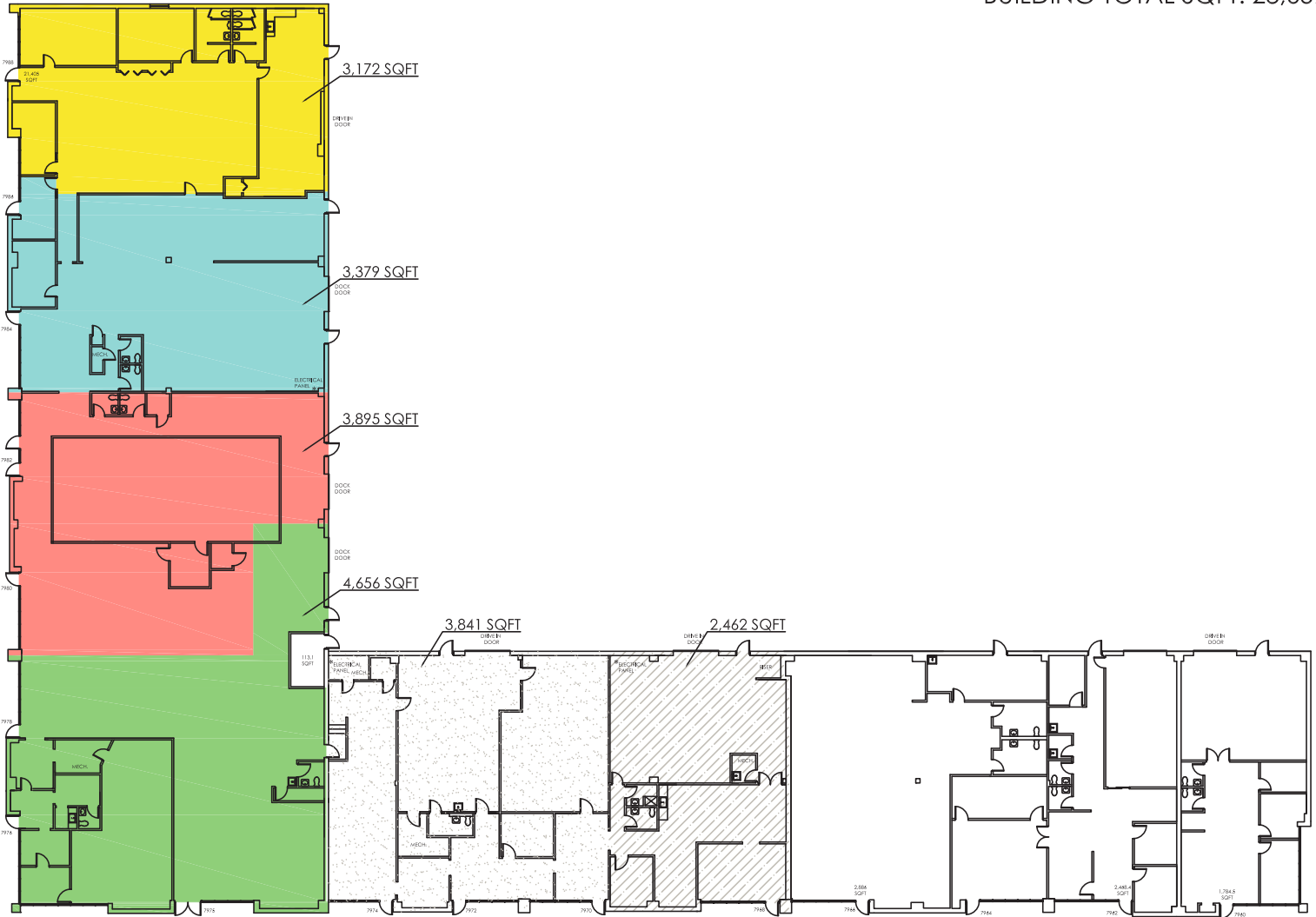
Amy Castaneda
(503) 310-9768 | Amy@SqFtCommercial.com

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

7902-7988 TANNERS GATE LANE FLORENCE, KY

DEMISED FLOOR PLAN WITH SQFTAGES

BUILDING TOTAL SQFT: 28,657



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



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

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

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

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

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

7902-7988 TANNERS GATE LANE FLORENCE, KY

ADDITIONAL PHOTOS



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



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

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

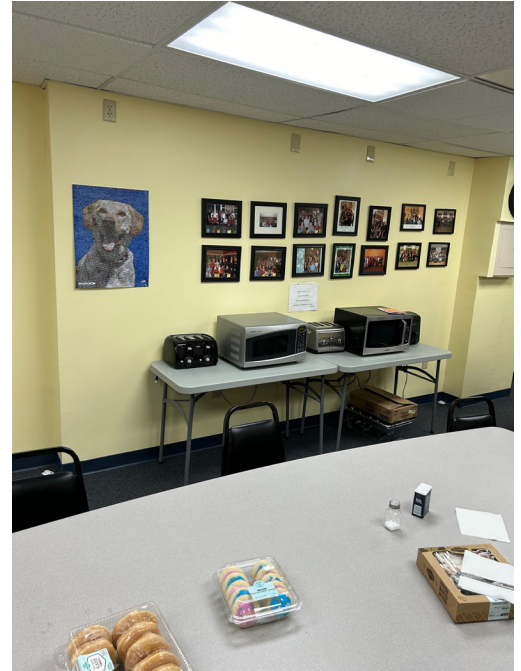
Roddy MacEachen, SIOR
(513) 739-3985 | Roddy@SqFtCommercial.com

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

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

7902-7988 TANNERS GATE LANE FLORENCE, KY

ADDITIONAL PHOTOS



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



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

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

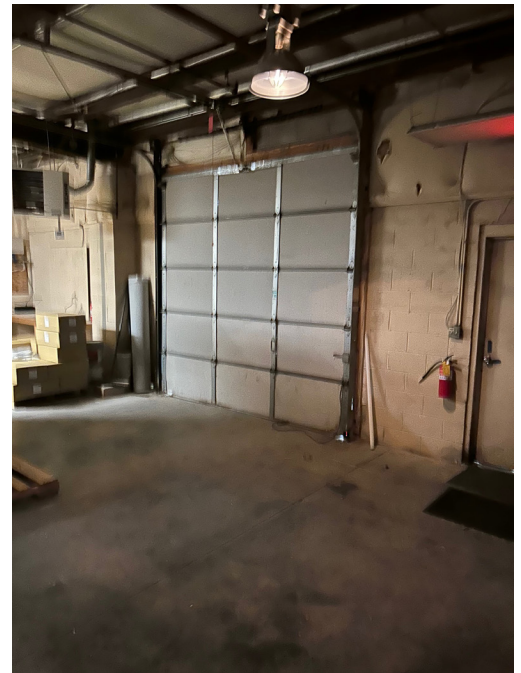
Roddy MacEachen, SIOR
(513) 739-3985 | Roddy@SqFtCommercial.com

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

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

7902-7988 TANNERS GATE LANE FLORENCE, KY

ADDITIONAL PHOTOS



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



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

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

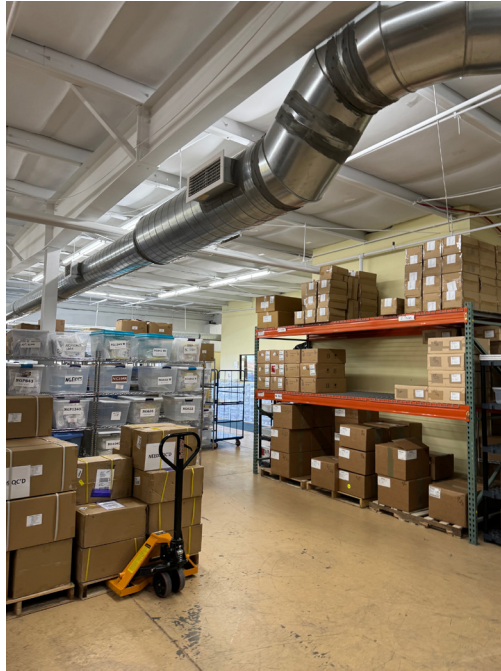
Jared Wagoner, SIOR
(812) 890-1768 | Jared@SqFtCommercial.com

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

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

7902-7988 TANNERS GATE LANE FLORENCE, KY

ADDITIONAL PHOTOS



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

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

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

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

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

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

