

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

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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



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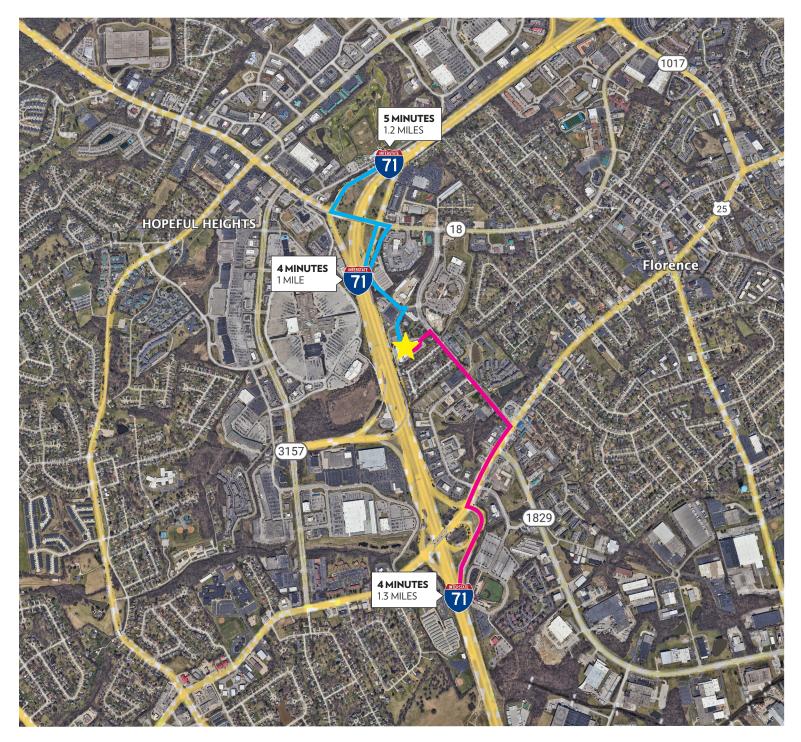
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DISTANCE MAP



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REGIONAL MAP



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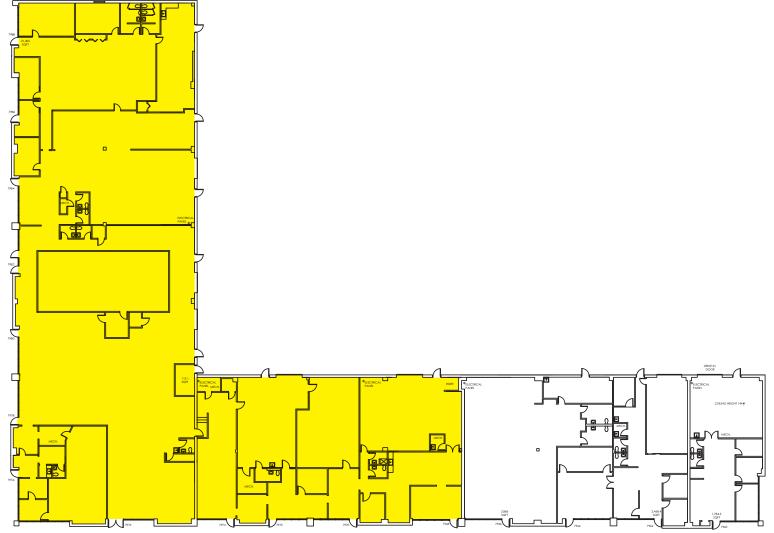
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FLOOR PLAN

BUILDING TOTAL SQFT: 28,657



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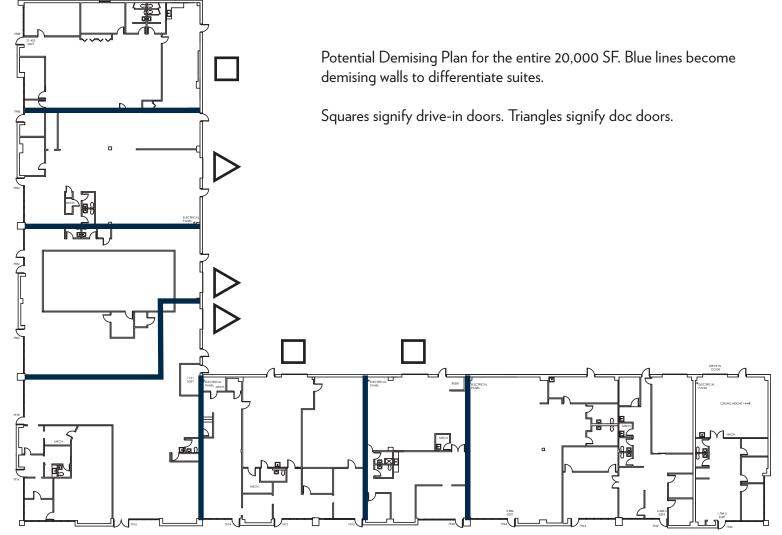
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7902-7988 TANNERS GATE LANE

DEMISED FLOOR PLAN

BUILDING TOTAL SQFT: 28,657



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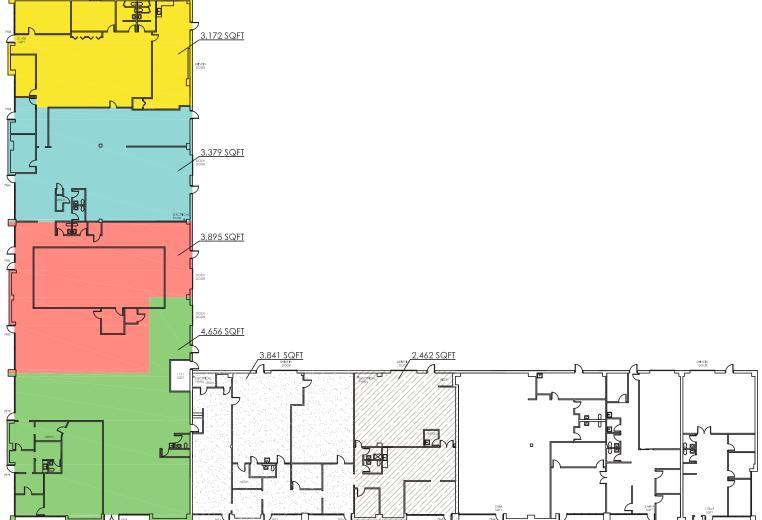
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7902-7988 TANNERS GATE LANE

DEMISED FLOOR PLAN WITH SQFTAGES

BUILDING TOTAL SQFT: 28,657



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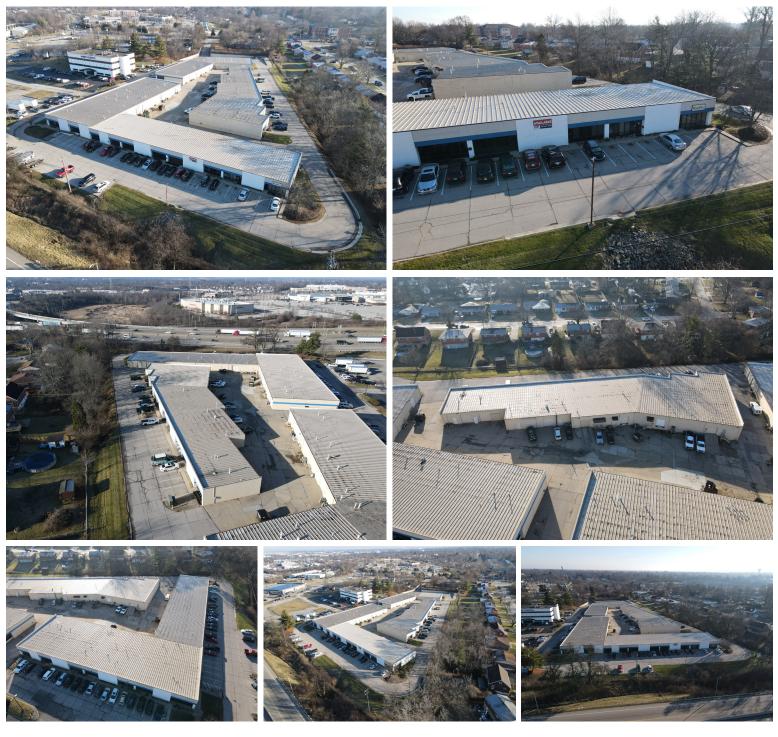
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ADDITIONAL PHOTOS



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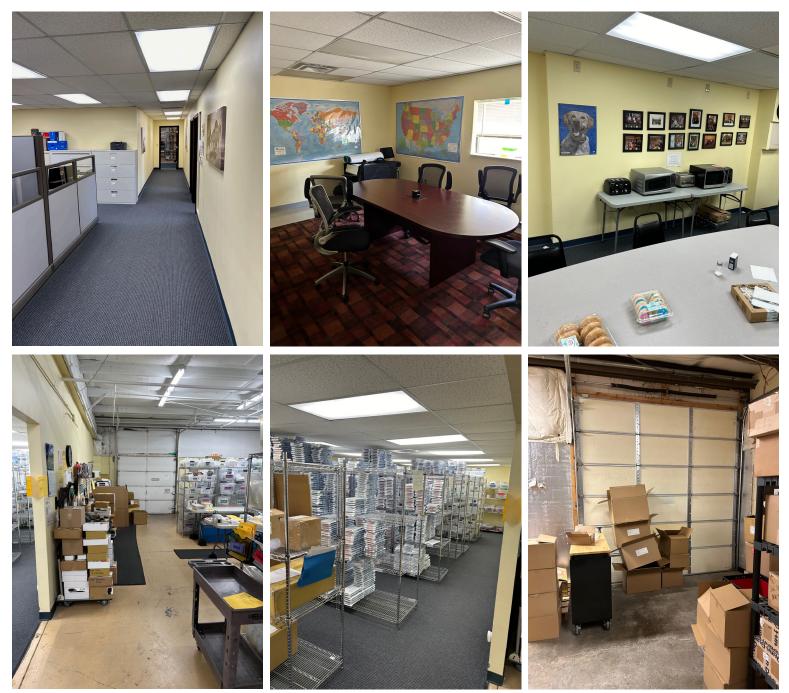
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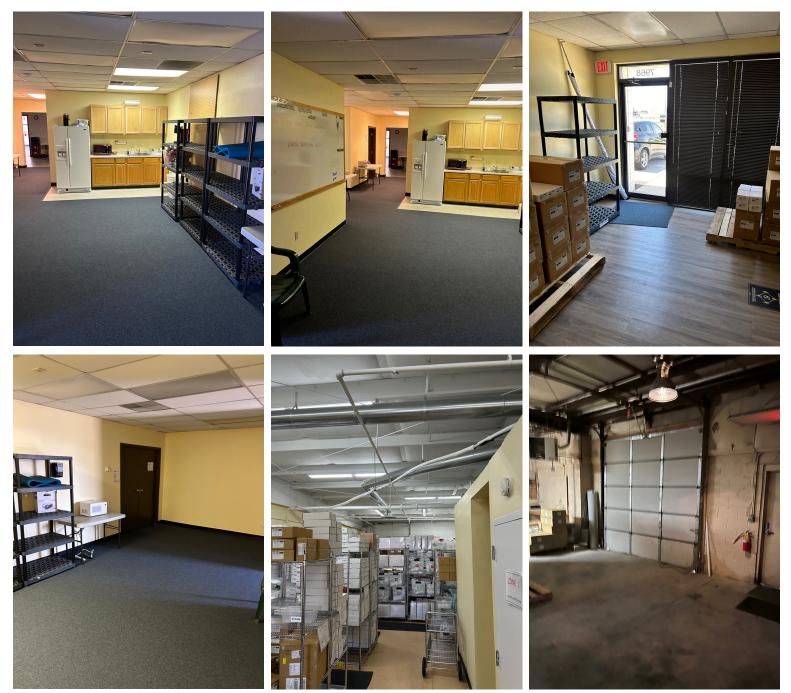
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