



# 7405 INDUSTRIAL ROAD, FLORENCE, KY 41042

AVAILABLE FOR LEASE

## PROPERTY HIGHLIGHTS



**173,900 Total SqFt**

- Available 2/1/2023
- Located in unincorporated Boone County 1.25 miles from I-75
- 100% HVAC throughout - Former RR Donnelly printing and mfg. facility
- Heavy power and infrastructure throughout
- Building has expansion capabilities
- 200+ car parking
- 2022 CapEx items - Centimark 60mil TPO rubber membrane with 20-year warranty, 19 HVAC units replaced + servicing balance, and Parking/Truck court pavement replacement
- [Zoning: Boone County - I-2](#)



**CLICK HERE FOR AERIAL VIDEO**



**CLICK HERE FOR THE 360° TOUR**

[INFO@SQFTCOMMERCIAL.COM](mailto:INFO@SQFTCOMMERCIAL.COM) | (513) 843-1600 | [SQFTCOMMERCIAL.COM](http://SQFTCOMMERCIAL.COM)



**Rod MacEachen**  
(513) 675-5764  
[Rod@SqFtCommercial.com](mailto:Rod@SqFtCommercial.com)

**Roddy MacEachen, SIOR**  
(513) 739-3985  
[Roddy@SqFtCommercial.com](mailto:Roddy@SqFtCommercial.com)

**Jared Wagoner**  
(812) 890-1768  
[Jared@SqFtCommercial.com](mailto:Jared@SqFtCommercial.com)

KY Brokers of Record: Roderick MacEachen  
SqFt Commercial. License #: 264825  
Rod MacEachen - Kentucky Sale Associate #: 280817  
Jared Wagoner - Kentucky Sale Associate #: 223281

BROCHURE DESIGNED BY NICK TEDESCHI. CONTACT NICK AT [HELLO@DESIGNEDBYNICK.COM](mailto:HELLO@DESIGNEDBYNICK.COM) OR 781-752-9699 TO DISCUSS YOUR MARKETING NEEDS.

# 7405 INDUSTRIAL RD

FLORENCE, KY

## PROPERTY DETAILS

Total SqFt:	173,900
Warehouse SqFt:	148,100
Office and Mezz SqFt:	25,800
Acreage:	17.86 acres
Clear Height:	16'-27'
Year Built:	1965 with multiple additions
Type Construction:	Metal and masonry
Lighting:	Metal halide and fluorescent
Column Spacing:	Varies throughout
Dock door:	Twelve (12); (9) 9'x10' and (7) with levelers. (2) 10'x10' with levelers, (1) - 10'x12'
Drive-in door:	Three (3) - 8'x8', 9'x10', and 10'x12'

Sprinkler:	Wet system
Electrical Service:	480volt/3-phase/7,000+ amps with multiple panels 120/208volt and 240volt
Heat:	100% HVAC throughout; 19 HVAC units replaced + servicing balance
Roof:	Centimark 60mil TPO rubber membrane with 20-year warranty
Truck court:	120'+
Parking Lot:	200+ spaces (resurfaced/replaced in 2022)
Restrooms:	Two (2) sets in office and two (2) sets in warehouse with locker rooms
Assessed Valuation:	\$7,300,000 (\$42/SqFt)
Annual Property Taxes:	\$72,688 (\$0.42/SqFt)

## DISTANCE MAP



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



**Rod MacEachen**  
(513) 675-5764  
[Rod@SqFtCommercial.com](mailto:Rod@SqFtCommercial.com)

**Roddy MacEachen, SIOR**  
(513) 739-3985  
[Roddy@SqFtCommercial.com](mailto:Roddy@SqFtCommercial.com)

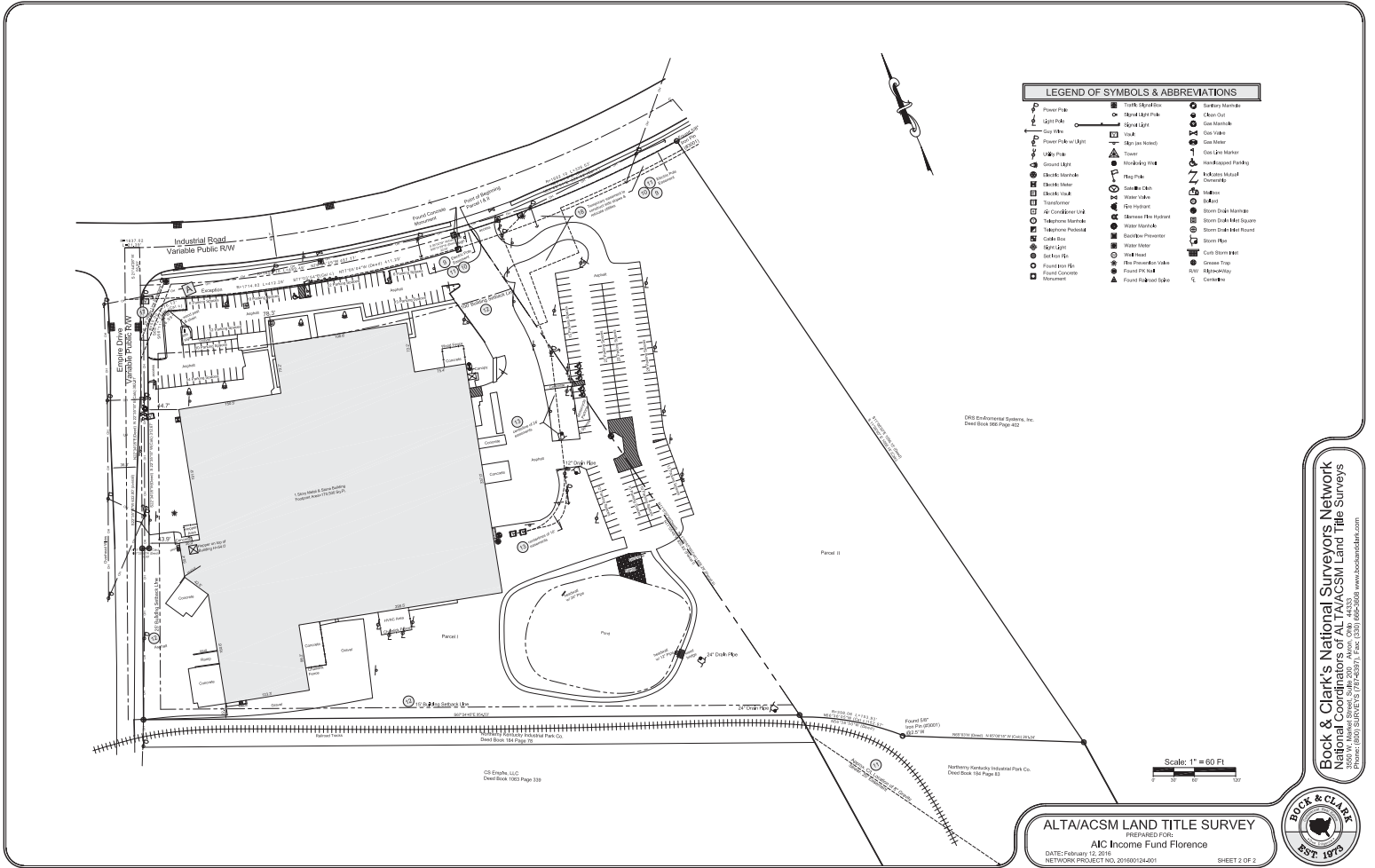
**Jared Wagoner**  
(812) 890-1768  
[Jared@SqFtCommercial.com](mailto:Jared@SqFtCommercial.com)

KY Brokers of Record: Roderick MacEachen  
SqFt Commercial. License #: 264825  
Rod MacEachen - Kentucky Sale Associate #: 280817  
Jared Wagoner - Kentucky Sale Associate #: 223281

BROCHURE DESIGNED BY NICK TEDESCHI. CONTACT NICK AT [HELLO@DESIGNEDBYNICK.COM](mailto:HELLO@DESIGNEDBYNICK.COM) OR 781-752-9699 TO DISCUSS YOUR MARKETING NEEDS.

# 7405 INDUSTRIAL RD FLORENCE, KY

**SURVEY**



**Bock & Clark's National Surveyors Network**  
 National Coordinators of the ALTA/ACSM Land Title Surveys  
 2000 N. 1st Street, Suite 100  
 Phoenix, AZ 85004  
 Phone: (602) 995-5555 | Fax: (602) 995-5556  
 www.bockandclark.com



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**  
 (812) 890-1768  
 Jared@SqFtCommercial.com

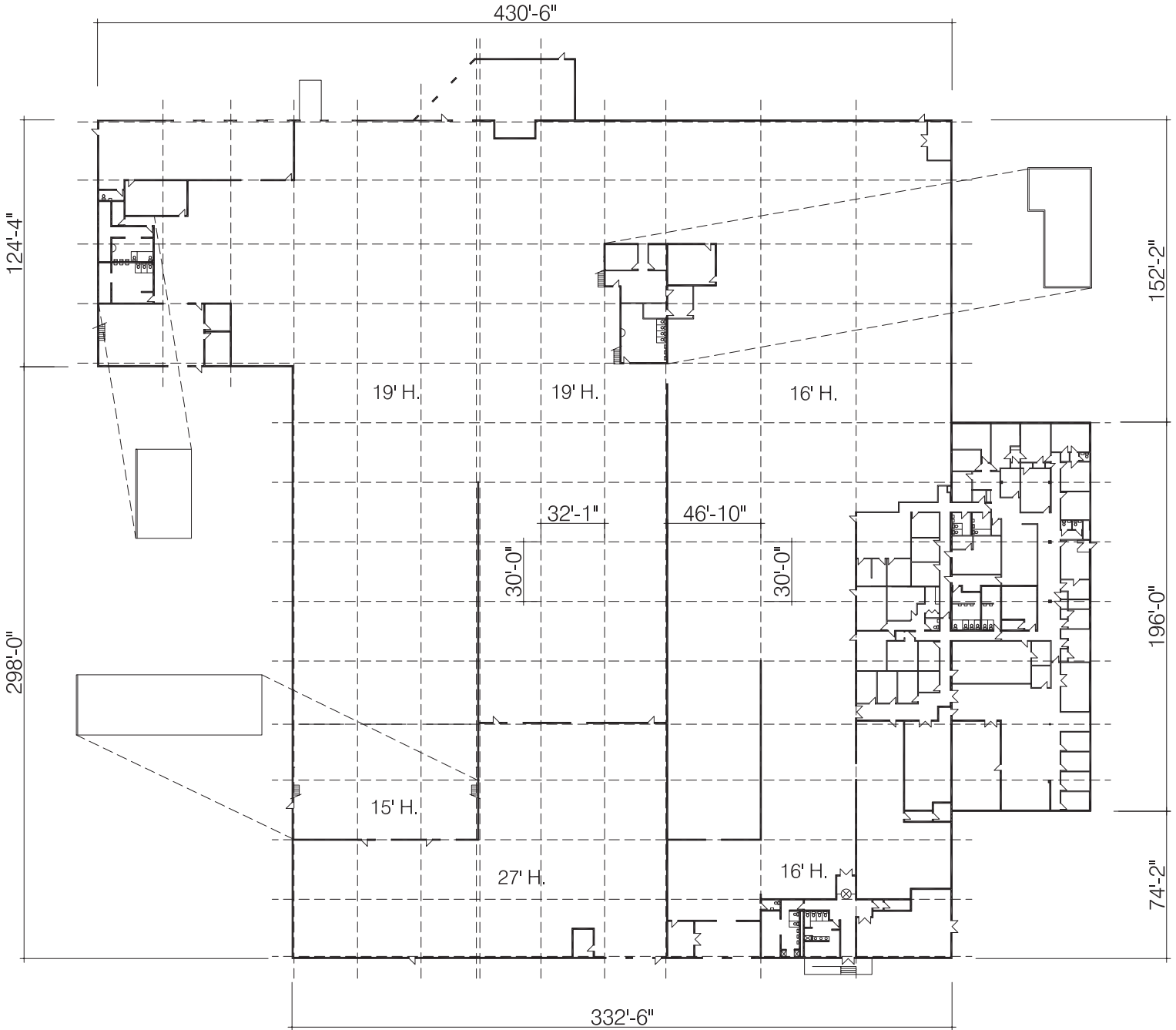
KY Brokers of Record: Roderick MacEachen  
 SqFt Commercial. License #: 264825  
 Rod MacEachen - Kentucky Sale Associate #: 280817  
 Jared Wagoner - Kentucky Sale Associate #: 223281

BROCHURE DESIGNED BY NICK TEDESCHI. CONTACT NICK AT HELLO@DESIGNEDBYNICK.COM OR 781-752-9699 TO DISCUSS YOUR MARKETING NEEDS.

© 2022 SqFt Commercial LLC. All rights reserved. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. SqFt Commercial and the SqFt Commercial logo are service marks of SqFt Commercial, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

# 7405 INDUSTRIAL RD FLORENCE, KY

## FLOOR PLAN



[INFO@SQFTCOMMERCIAL.COM](mailto:INFO@SQFTCOMMERCIAL.COM) | (513) 843-1600 | [SQFTCOMMERCIAL.COM](http://SQFTCOMMERCIAL.COM)



**Rod MacEachen**  
(513) 675-5764  
[Rod@SqFtCommercial.com](mailto:Rod@SqFtCommercial.com)

**Roddy MacEachen, SIOR**  
(513) 739-3985  
[Roddy@SqFtCommercial.com](mailto:Roddy@SqFtCommercial.com)

**Jared Wagoner**  
(812) 890-1768  
[Jared@SqFtCommercial.com](mailto:Jared@SqFtCommercial.com)

KY Brokers of Record: Roderick MacEachen  
SqFt Commercial, License #: 264825  
Rod MacEachen - Kentucky Sale Associate #: 280817  
Jared Wagoner - Kentucky Sale Associate #: 223281

BROCHURE DESIGNED BY NICK TEDESCHI. CONTACT NICK AT [HELLO@DESIGNEDBYNICK.COM](mailto:HELLO@DESIGNEDBYNICK.COM) OR 781-752-9699 TO DISCUSS YOUR MARKETING NEEDS.

# 7405 INDUSTRIAL RD FLORENCE, KY

## PARCEL OUTLINE



## PROPERTY PHOTOS



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



**Rod MacEachen**  
(513) 675-5764  
[Rod@SqFtCommercial.com](mailto:Rod@SqFtCommercial.com)

**Roddy MacEachen, SIOR**  
(513) 739-3985  
[Roddy@SqFtCommercial.com](mailto:Roddy@SqFtCommercial.com)

**Jared Wagoner**  
(812) 890-1768  
[Jared@SqFtCommercial.com](mailto:Jared@SqFtCommercial.com)

KY Brokers of Record: Roderick MacEachen  
SqFt Commercial. License #: 264825  
Rod MacEachen - Kentucky Sale Associate #: 280817  
Jared Wagoner - Kentucky Sale Associate #: 223281

BROCHURE DESIGNED BY NICK TEDESCHI. CONTACT NICK AT [HELLO@DESIGNEDBYNICK.COM](mailto:HELLO@DESIGNEDBYNICK.COM) OR 781-752-9699 TO DISCUSS YOUR MARKETING NEEDS.

# 7405 INDUSTRIAL RD FLORENCE, KY

## PROPERTY PHOTOS



[INFO@SQFTCOMMERCIAL.COM](mailto:INFO@SQFTCOMMERCIAL.COM) | (513) 843-1600 | [SQFTCOMMERCIAL.COM](http://SQFTCOMMERCIAL.COM)



**Rod MacEachen**  
(513) 675-5764  
[Rod@SqFtCommercial.com](mailto:Rod@SqFtCommercial.com)

**Roddy MacEachen, SIOR**  
(513) 739-3985  
[Roddy@SqFtCommercial.com](mailto:Roddy@SqFtCommercial.com)

**Jared Wagoner**  
(812) 890-1768  
[Jared@SqFtCommercial.com](mailto:Jared@SqFtCommercial.com)

KY Brokers of Record: Roderick MacEachen  
SqFt Commercial. License #: 264825  
Rod MacEachen - Kentucky Sale Associate #: 280817  
Jared Wagoner - Kentucky Sale Associate #: 223281

BROCHURE DESIGNED BY NICK TEDESCHI. CONTACT NICK AT [HELLO@DESIGNEDBYNICK.COM](mailto:HELLO@DESIGNEDBYNICK.COM) OR 781-752-9699 TO DISCUSS YOUR MARKETING NEEDS.

# 7405 INDUSTRIAL RD FLORENCE, KY

## PROPERTY PHOTOS



[INFO@SQFTCOMMERCIAL.COM](mailto:INFO@SQFTCOMMERCIAL.COM) | (513) 843-1600 | [SQFTCOMMERCIAL.COM](http://SQFTCOMMERCIAL.COM)



**Rod MacEachen**  
(513) 675-5764  
[Rod@SqFtCommercial.com](mailto:Rod@SqFtCommercial.com)

**Roddy MacEachen, SIOR**  
(513) 739-3985  
[Roddy@SqFtCommercial.com](mailto:Roddy@SqFtCommercial.com)

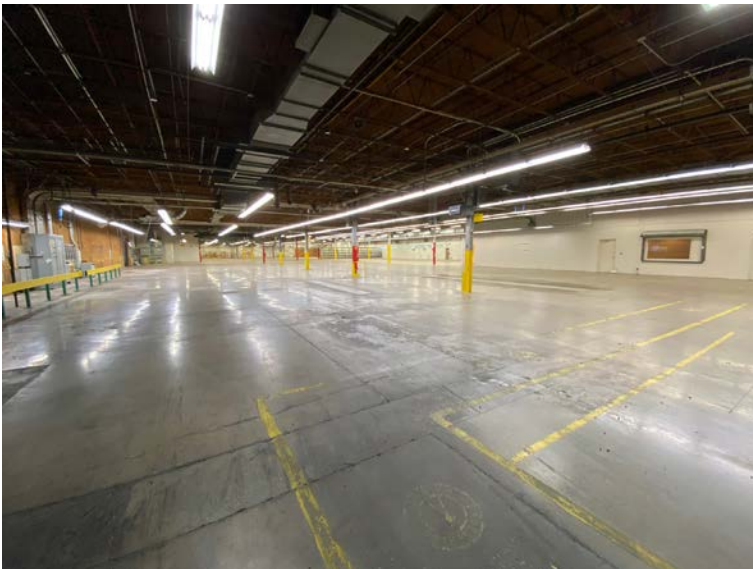
**Jared Wagoner**  
(812) 890-1768  
[Jared@SqFtCommercial.com](mailto:Jared@SqFtCommercial.com)

KY Brokers of Record: Roderick MacEachen  
SqFt Commercial. License #: 264825  
Rod MacEachen - Kentucky Sale Associate #: 280817  
Jared Wagoner - Kentucky Sale Associate #: 223281

BROCHURE DESIGNED BY NICK TEDESCHI. CONTACT NICK AT [HELLO@DESIGNEDBYNICK.COM](mailto:HELLO@DESIGNEDBYNICK.COM) OR 781-752-9699 TO DISCUSS YOUR MARKETING NEEDS.

# 7405 INDUSTRIAL RD FLORENCE, KY

## PROPERTY PHOTOS



[INFO@SQFTCOMMERCIAL.COM](mailto:INFO@SQFTCOMMERCIAL.COM) | (513) 843-1600 | [SQFTCOMMERCIAL.COM](http://SQFTCOMMERCIAL.COM)



**Rod MacEachen**  
(513) 675-5764  
[Rod@SqFtCommercial.com](mailto:Rod@SqFtCommercial.com)

**Roddy MacEachen, SIOR**  
(513) 739-3985  
[Roddy@SqFtCommercial.com](mailto:Roddy@SqFtCommercial.com)

**Jared Wagoner**  
(812) 890-1768  
[Jared@SqFtCommercial.com](mailto:Jared@SqFtCommercial.com)

KY Brokers of Record: Roderick MacEachen  
SqFt Commercial. License #: 264825  
Rod MacEachen - Kentucky Sale Associate #: 280817  
Jared Wagoner - Kentucky Sale Associate #: 223281

BROCHURE DESIGNED BY NICK TEDESCHI. CONTACT NICK AT [HELLO@DESIGNEDBYNICK.COM](mailto:HELLO@DESIGNEDBYNICK.COM) OR 781-752-9699 TO DISCUSS YOUR MARKETING NEEDS.

# 7405 INDUSTRIAL RD FLORENCE, KY

## PROPERTY PHOTOS



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



**Rod MacEachen**  
(513) 675-5764  
[Rod@SqFtCommercial.com](mailto:Rod@SqFtCommercial.com)

**Roddy MacEachen, SIOR**  
(513) 739-3985  
[Roddy@SqFtCommercial.com](mailto:Roddy@SqFtCommercial.com)

**Jared Wagoner**  
(812) 890-1768  
[Jared@SqFtCommercial.com](mailto:Jared@SqFtCommercial.com)

KY Brokers of Record: Roderick MacEachen  
SqFt Commercial. License #: 264825  
Rod MacEachen - Kentucky Sale Associate #: 280817  
Jared Wagoner - Kentucky Sale Associate #: 223281

BROCHURE DESIGNED BY NICK TEDESCHI. CONTACT NICK AT [HELLO@DESIGNEDBYNICK.COM](mailto:HELLO@DESIGNEDBYNICK.COM) OR 781-752-9699 TO DISCUSS YOUR MARKETING NEEDS.

# 7405 INDUSTRIAL RD FLORENCE, KY

## PROPERTY PHOTOS



INFO@SQFTCOMMERCIAL.COM | (513) 843-1600 | [SQFTCOMMERCIAL.COM](http://SQFTCOMMERCIAL.COM)



**Rod MacEachen**  
(513) 675-5764  
[Rod@SqFtCommercial.com](mailto:Rod@SqFtCommercial.com)

**Roddy MacEachen, SIOR**  
(513) 739-3985  
[Roddy@SqFtCommercial.com](mailto:Roddy@SqFtCommercial.com)

**Jared Wagoner**  
(812) 890-1768  
[Jared@SqFtCommercial.com](mailto:Jared@SqFtCommercial.com)

KY Brokers of Record: Roderick MacEachen  
SqFt Commercial. License #: 264825  
Rod MacEachen - Kentucky Sale Associate #: 280817  
Jared Wagoner - Kentucky Sale Associate #: 223281

BROCHURE DESIGNED BY NICK TEDESCHI. CONTACT NICK AT [HELLO@DESIGNEDBYNICK.COM](mailto:HELLO@DESIGNEDBYNICK.COM) OR 781-752-9699 TO DISCUSS YOUR MARKETING NEEDS.

# 7405 INDUSTRIAL RD FLORENCE, KY

## PROPERTY PHOTOS



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



**Rod MacEachen**  
(513) 675-5764  
[Rod@SqFtCommercial.com](mailto:Rod@SqFtCommercial.com)

**Roddy MacEachen, SIOR**  
(513) 739-3985  
[Roddy@SqFtCommercial.com](mailto:Roddy@SqFtCommercial.com)

**Jared Wagoner**  
(812) 890-1768  
[Jared@SqFtCommercial.com](mailto:Jared@SqFtCommercial.com)

KY Brokers of Record: Roderick MacEachen  
SqFt Commercial. License #: 264825  
Rod MacEachen - Kentucky Sale Associate #: 280817  
Jared Wagoner - Kentucky Sale Associate #: 223281

BROCHURE DESIGNED BY NICK TEDESCHI. CONTACT NICK AT [HELLO@DESIGNEDBYNICK.COM](mailto:HELLO@DESIGNEDBYNICK.COM) OR 781-752-9699 TO DISCUSS YOUR MARKETING NEEDS.

**AERIAL VIEW**



INFO@SQFTCOMMERCIAL.COM | (513) 843-1600 | [SQFTCOMMERCIAL.COM](http://SQFTCOMMERCIAL.COM)



**Rod MacEachen**

(513) 675-5764

Rod@SqFtCommercial.com

**Roddy MacEachen, SIOR**

(513) 739-3985

Roddy@SqFtCommercial.com

**Jared Wagoner**

(812) 890-1768

Jared@SqFtCommercial.com

Kentucky Brokers of Record: Roderick MacEachen – SqFt Commercial. License #: 264825

Rod MacEachen - Kentucky Sale Associate #: 280817

Jared Wagoner - Kentucky Sale Associate #: 223281

© 2021 SqFt Commercial LLC. All rights reserved. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. SqFt Commercial and the SqFt Commercial logo are service marks of SqFt Commercial, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.