

315 SHORLAND DR. WALTON, KY 41094

AVAILABLE FOR LEASE



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PROPERTY HIGHLIGHTS

30,600 SqFt (Suite A) Total SqFt

- Located in Walton with less than 1-mile access to I-71/75 newly remodeled SPUI – Richwood/KY-338 Interchange
 - Heavy power (480-volt, 3-phase, approx. 6,000-amps) and bus duct throughout + airlines
 - Approximately 0.50-acre outdoor storage potential
 - [Zoning: I-1 – Boone County](#)
 - Total building 38,020
- SqFt on 5-acres; Suite A available for immediate occupancy – 30,600 and Suite B – 7,420 SqFt occupied by owner can be available within +/- 90-days, if needed.
- Lease Rate: \$7.25/SqFt NNN + approximately \$1.00/SqFt property taxes and insurance + tenant handles own CAM & utilities
 - Short term and long term leases considered

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PROPERTY DETAILS

Total SqFt:	30,600
Warehouse SqFt:	27,560
Mezzaine SqFt:	515
Office SqFt:	2,525
Clear Height:	17'-21'
Type Construction:	Pre-Engineered Metal (Warehouse) and Masonry/Concrete Block (Office) - Fully insulated
Year Built:	1989
Acres:	5.00 acres
Lighting:	T-5's fluorescent
Truck Court:	200' with concrete
Electrical Service:	480-volt, 3-phase, approximately 6,000-amps

Dock doors:	Two (2) - 8'x10' with edge of dock seals and dock locks
Drive-in door:	Two (2) - 12'x12' and 14'x14'
Sprinkler:	Yes - Wet system
Parking:	Approximately twenty (20) spaces, expandable
Roof:	Metal standing seam, insulated
Heat:	Natural gas-fired unit heaters
Restrooms:	One (1) single in office and two (2) singles in warehouse
Assessed Value:	\$1,750,000
Annual Taxes:	\$19,592
Boone County Parcel ID:	075.00-00-103.04

PARCEL OUTLINE



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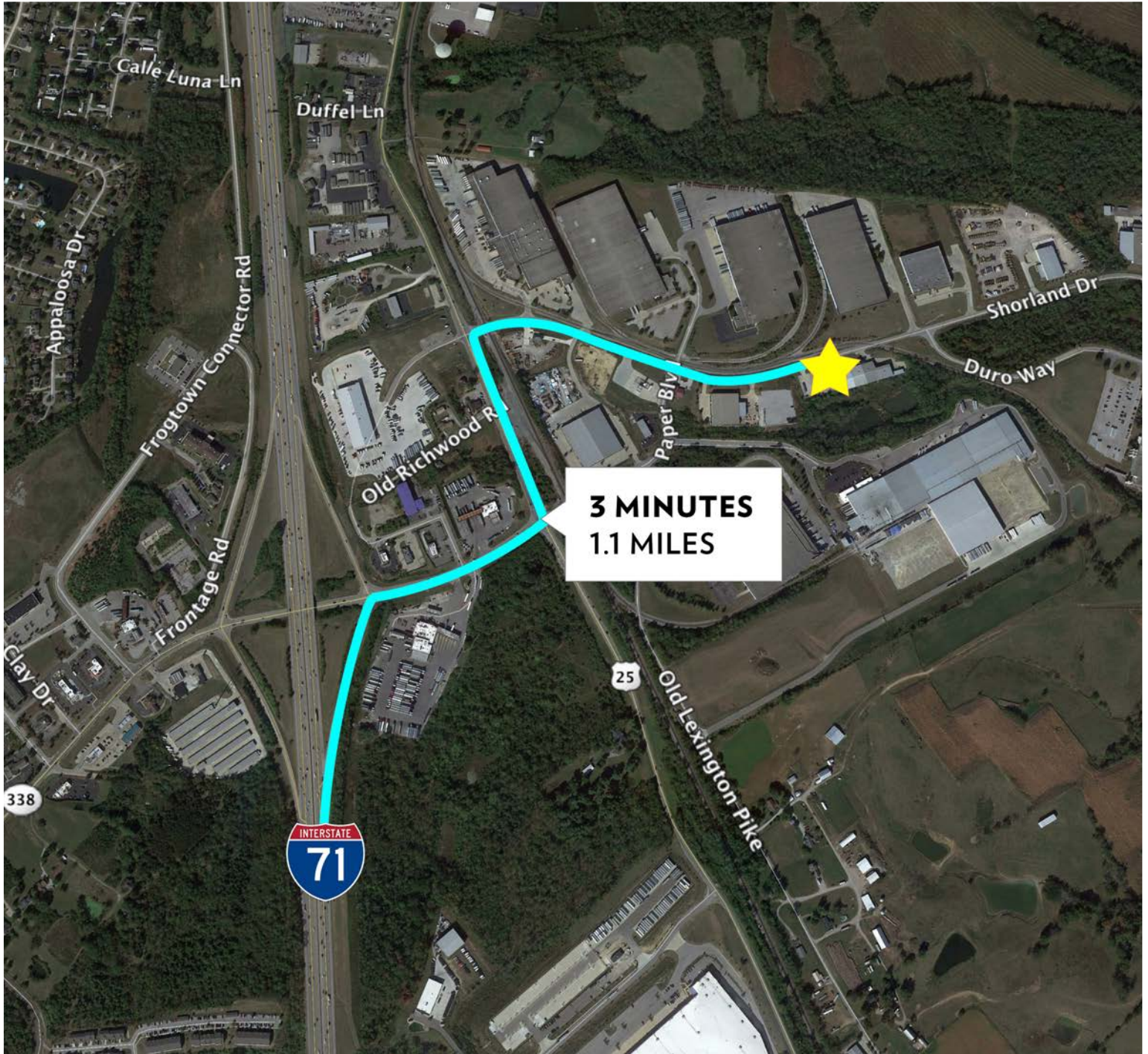
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DISTANCE MAP



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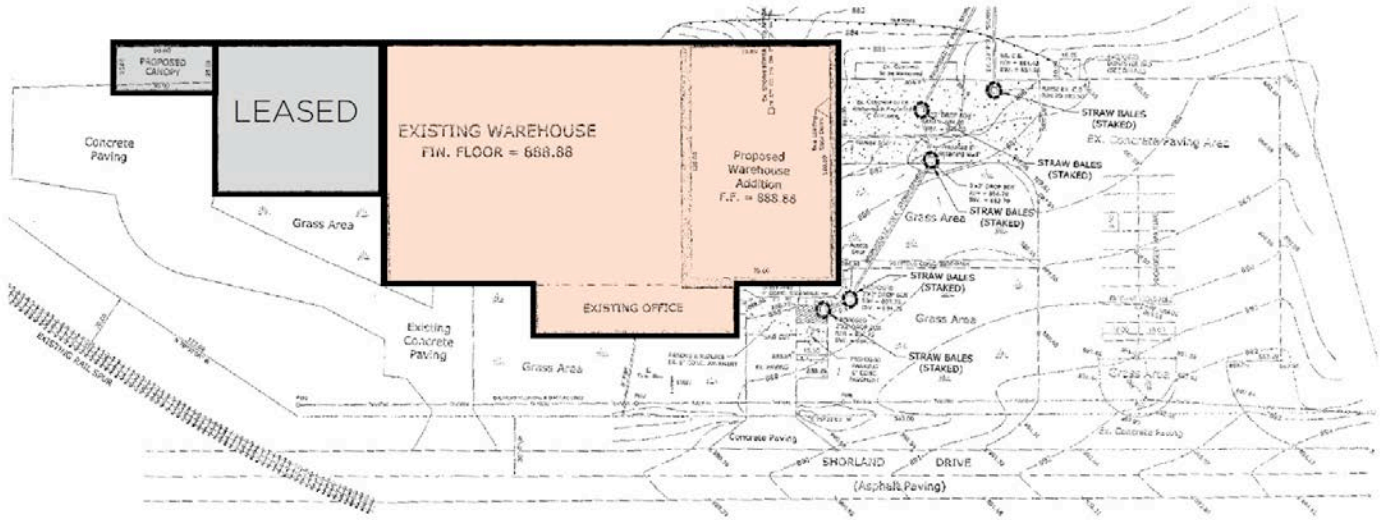
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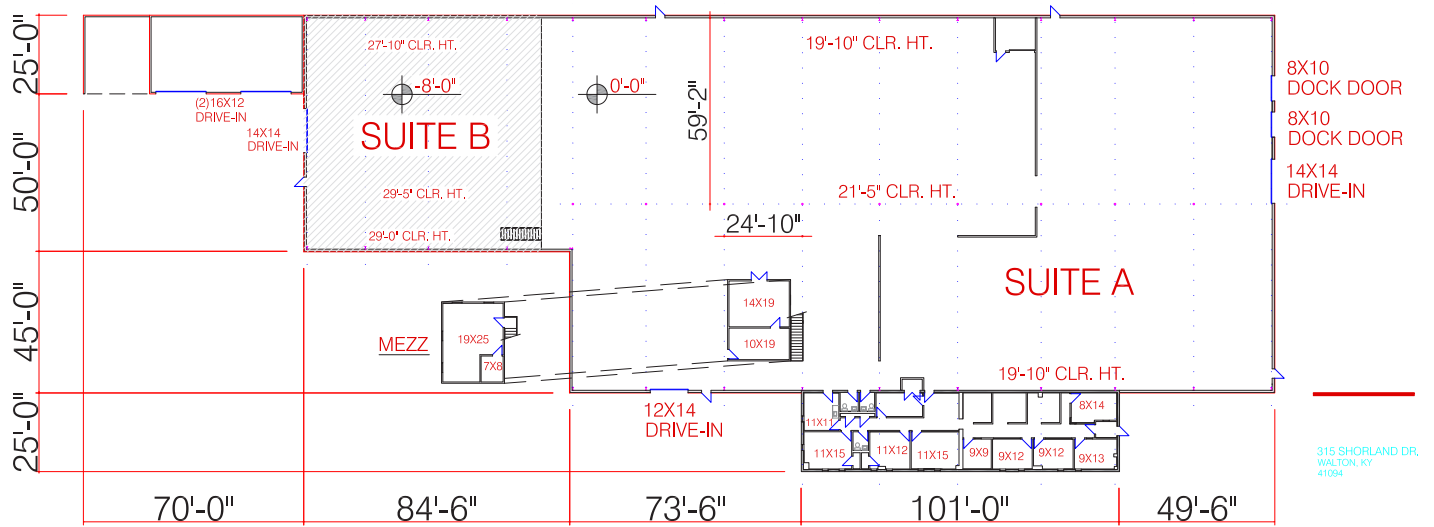
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SITE PLAN

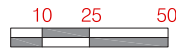


FLOOR PLAN



SHORLAND DR.

BUILDING PLAN



total building		suite A		suite B	
OFFICE	2,525 SF	OFFICE	2,525 SF	OFFICE	0 SF
WHSE	33,235 SF	WHSE	27,560 SF	WHSE	5,675 SF
MEZZ	515 SF	MEZZ	515 SF	MEZZ	0 SF
GARAGE	1,745 SF	GARAGE	0 SF	GARAGE	1,745 SF
TOTAL	38,020 SF	TOTAL	30,600 SF	TOTAL	7,420 SF

FLOOR PLAN

D.2

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PROPERTY PHOTOS



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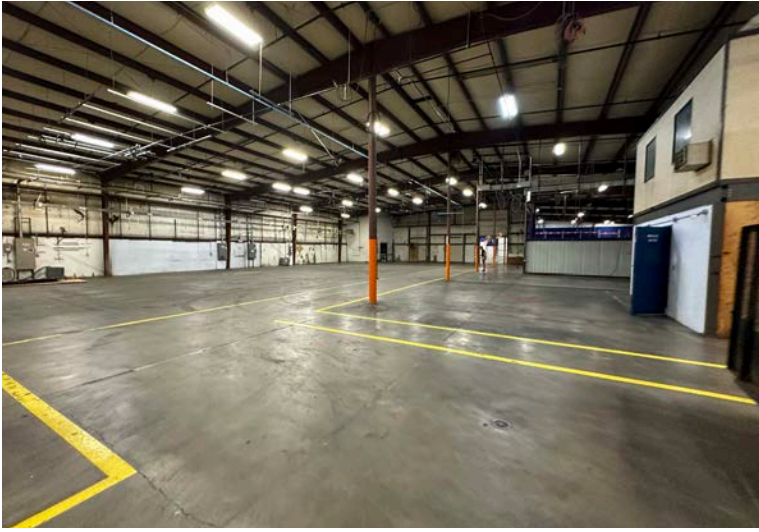
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