

CURÖ•BRKG

22,968 SF FOR LEASE OR SALE

125 W 34TH ST | COVINGTON, KY 41015

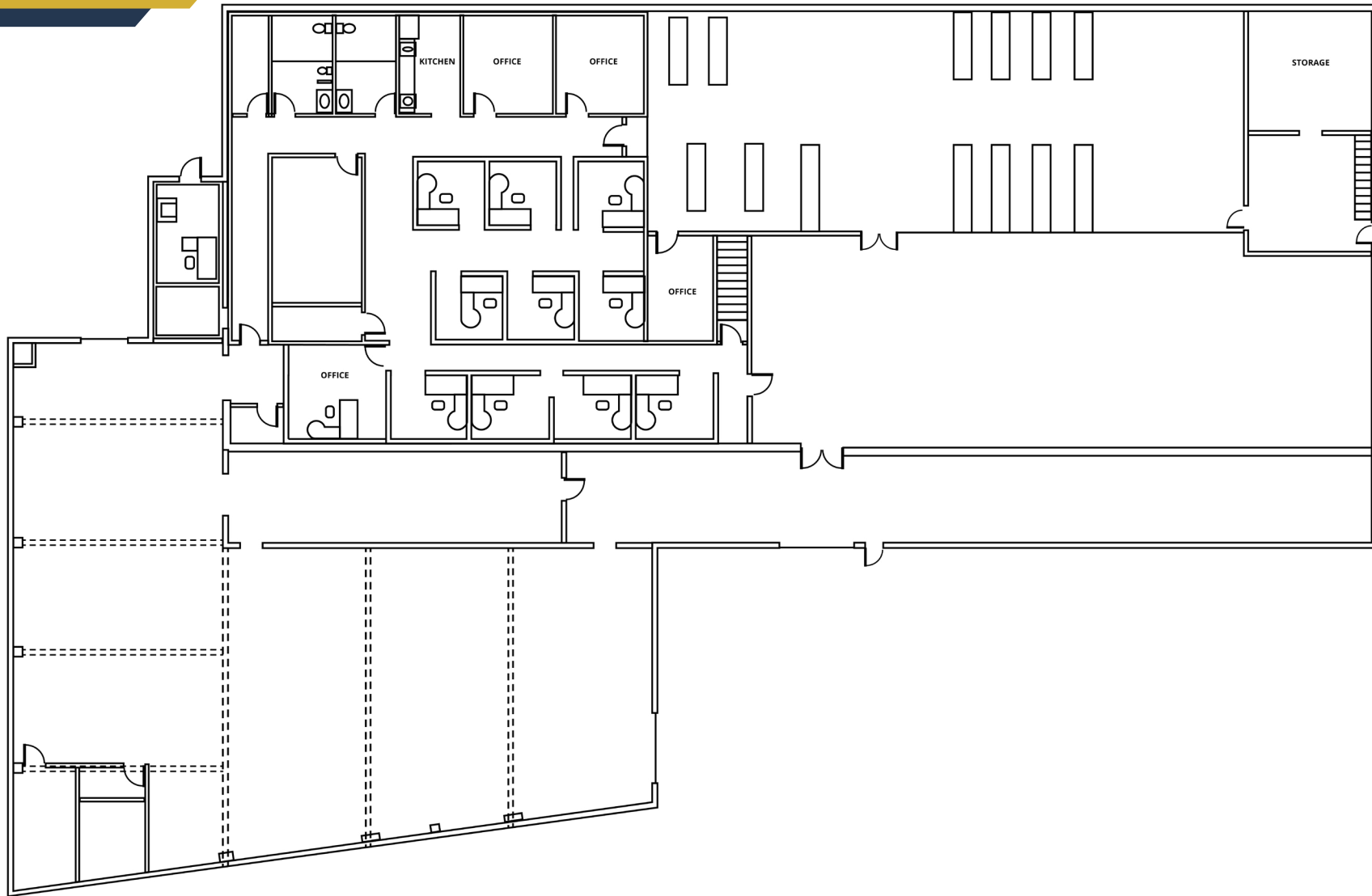


CURÖ•BRKG

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FLOOR PLAN



* floor plan not to scale

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PROPERTY HIGHLIGHTS

Total Building SF	22,968 SF
Warehouse SF	19,468 SF
Office SF	3,500 SF • Private Office • Bullpen • Conference Rooms
OH Door	4
Clear Height	14'-20'
Lot Size	0.84 AC
Year Built	1930
Zoning	LI Limited Industrial
HVAC	Warehouse: Gas-fired unit heaters Office: Full HVAC
Fire Suppression	Wet System w/ Alarm
Electrical Service	480/240; 400 amp 3-phase
Parcel ID	056-13-10-001.00
Parking	8-12 spaces
Storage	Gravel Lot



SF AVAILABLE

- » 22,968 SF
- » 0.84 AC



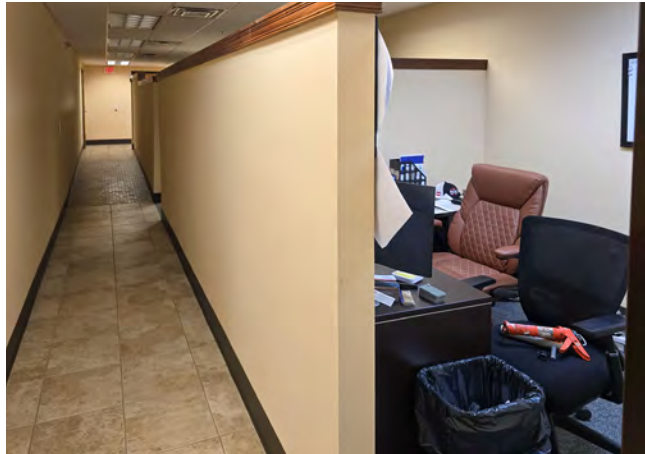
PRICING

- » **Sale Price:** \$1,200,000
- » **Lease Rate:** \$8.00/SF NNN



UTILITIES

- » **Water:** NKY Water District
- » **Sewer:** SD1
- » **Gas/Electric:** Duke Energy
- » **Telecom Available:** Spectrum/AltaFiber

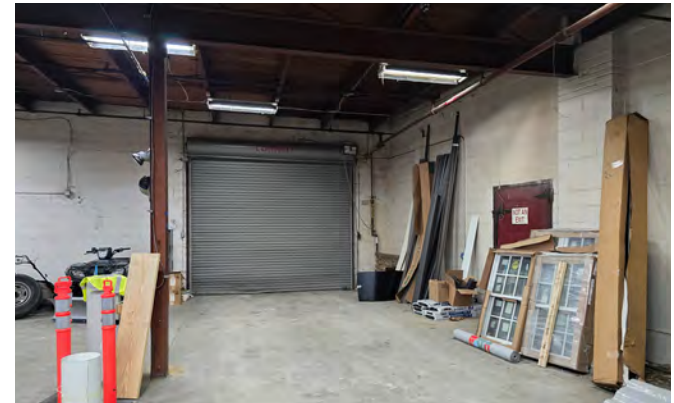
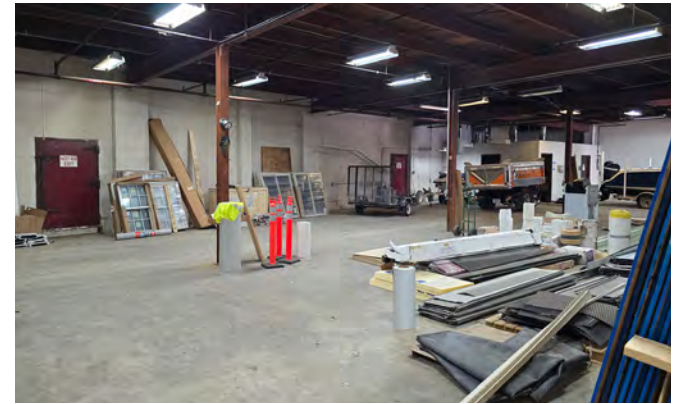
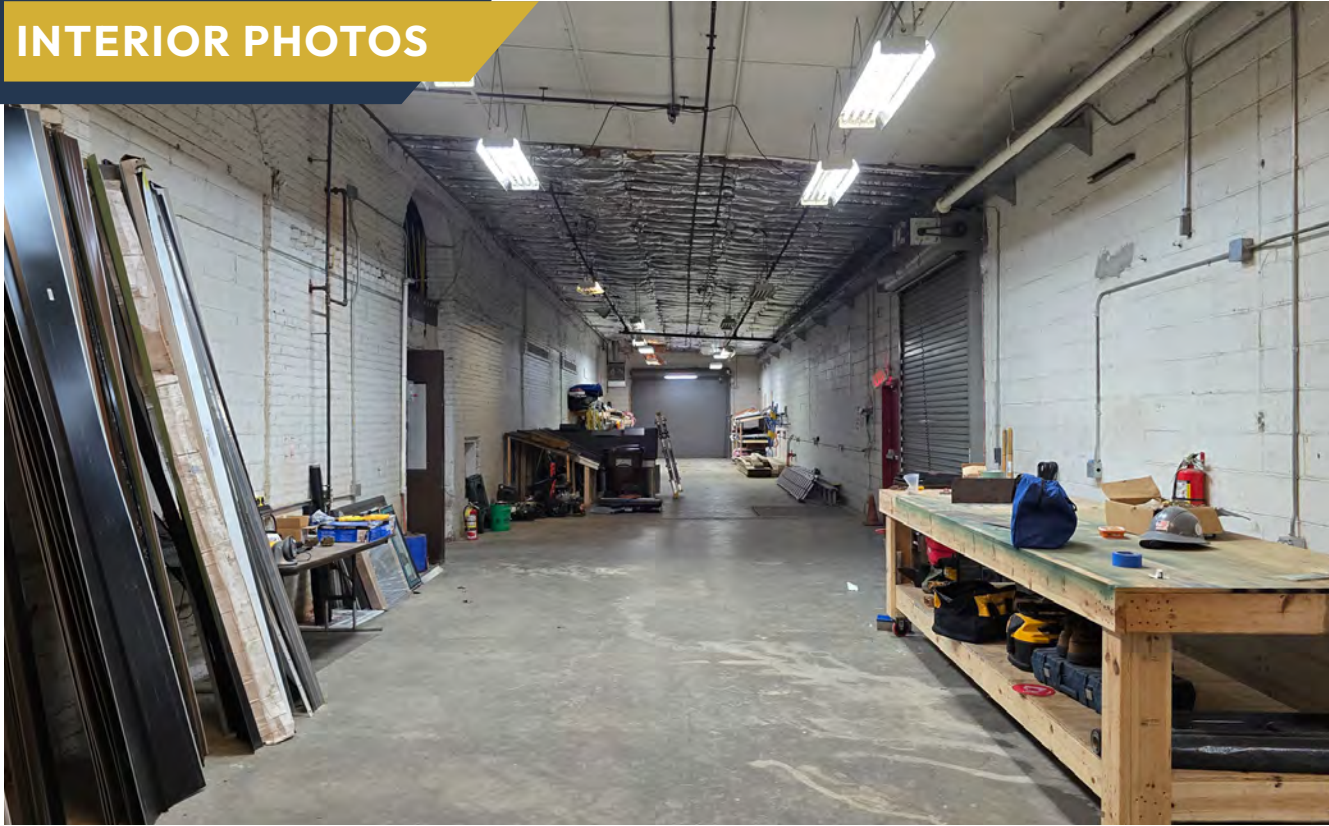


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INTERIOR PHOTOS

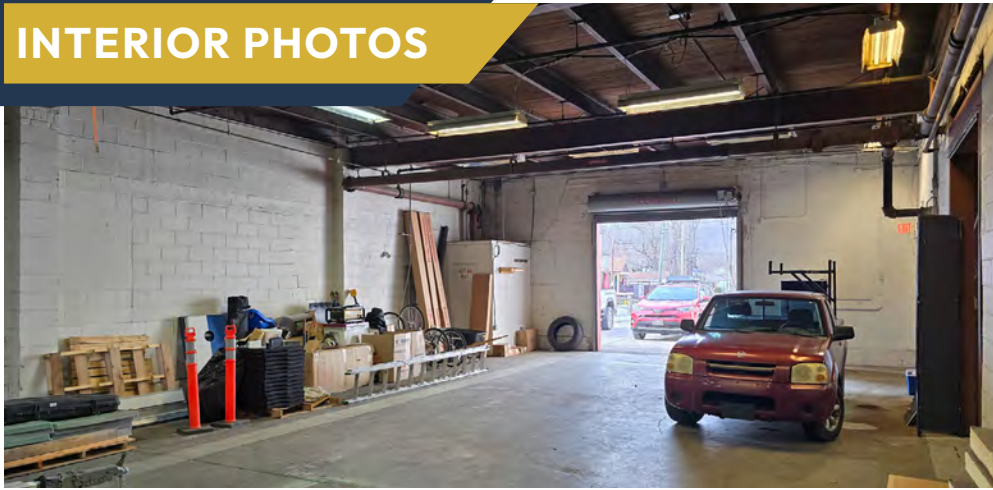


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AERIAL MAP



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