

7902-7988 TANNERS GATE LANE, FLORENCE, KY 41042

AVAILABLE FOR LEASE



PROPERTY HIGHLIGHTS



4,783 SqFt Available

- Under New Ownership
- Dock & drive-in door
- I-75 Visibility
- Immediate access to I-75 via Burlington Pike & 1829/42
- Signage Available
- Additional Exterior improvements Planned in 2024
- Lease rate: \$9.95/SF NNN + \$2.97/SF OpEx
- Available date: 8/1/2024



CLICK HERE FOR AERIAL VIDEO

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Sarah Kern

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Jared Wagoner, SIOR

PROPERTY DETAILS

Suite Total SqFt: 4,783

Warehouse SqFt: ~2.983 Office SqFt: ~1,800

10'-12' Clear Height:

Type Construction: Block/Masonry

Flooring: Carpet in office, concrete in warehouse

Metal Roof:

Lighting: Fluorescent

Dock doors: One city high dock (8'x8')

Drive-in door: 8'h x 9'6" w **Electrical Service:** 120/208V 3-phase

100% HVAC in office & gas-fired unit heater in **HVAC:**

warehouse

Parking Spaces: Ample: multi-tenant park, first come first served

On-suite signage available as well as signage on Signage: monument sign at park entry

Restrooms: Two

County: Boone

Florence: C-2/PD/PO Zoning:

AERIAL VIEW



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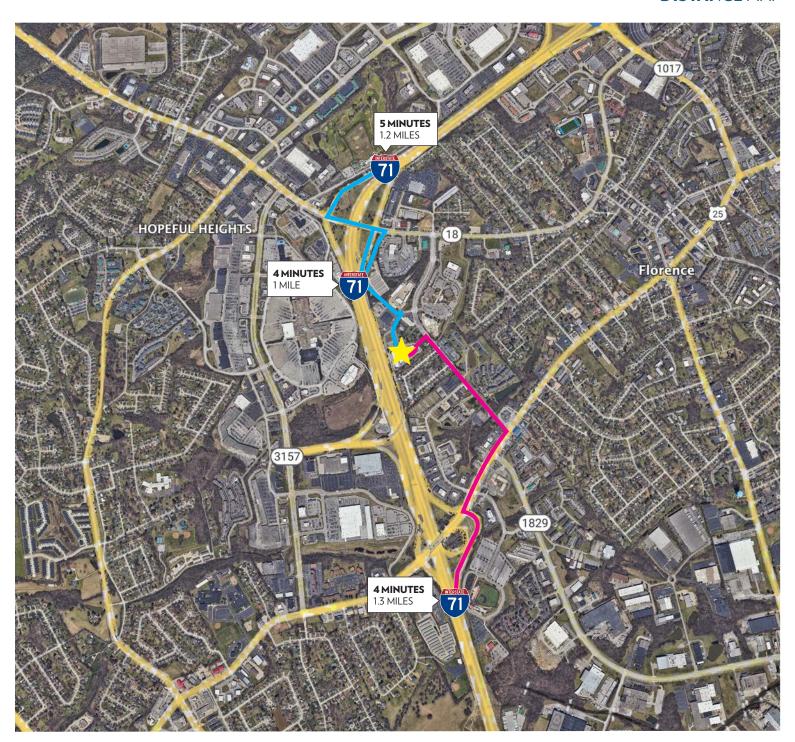
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DISTANCE MAP



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REGIONAL MAP



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Dad MasEashan

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FLOOR PLAN

BUILDING TOTAL SQFT: 18,799



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ADDITIONAL PHOTOS















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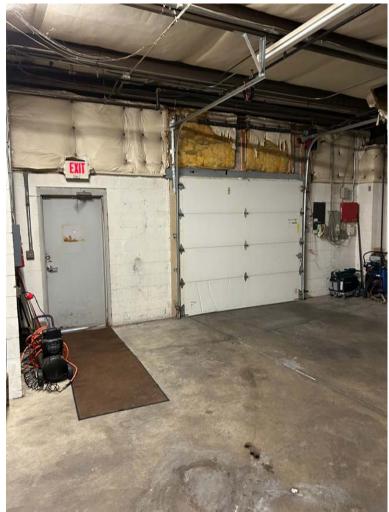
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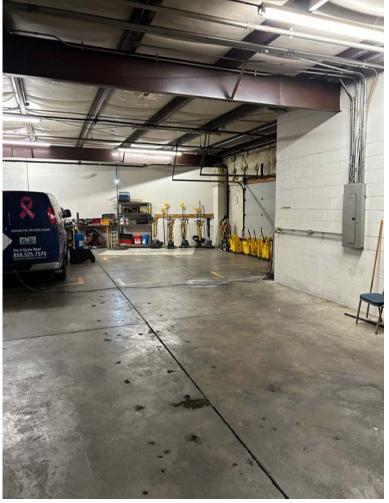
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