

7938 - 7942
4,783 SF

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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FLORENCE, KY

PROPERTY DETAILS

Suite Total SqFt:	4,783
Warehouse SqFt:	~2,983
Office SqFt:	~1,800
Clear Height:	10'-12'
Type Construction:	Block/Masonry
Flooring:	Carpet in office, concrete in warehouse
Roof:	Metal
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
HVAC:	100% HVAC in office & gas-fired unit heater in warehouse
Parking Spaces:	Ample: multi-tenant park, first come first served
Signage:	On-suite signage available as well as signage on monument sign at park entry
Restrooms:	Two
County:	Boone
Zoning:	Florence: C-2/PD/PO

AERIAL VIEW



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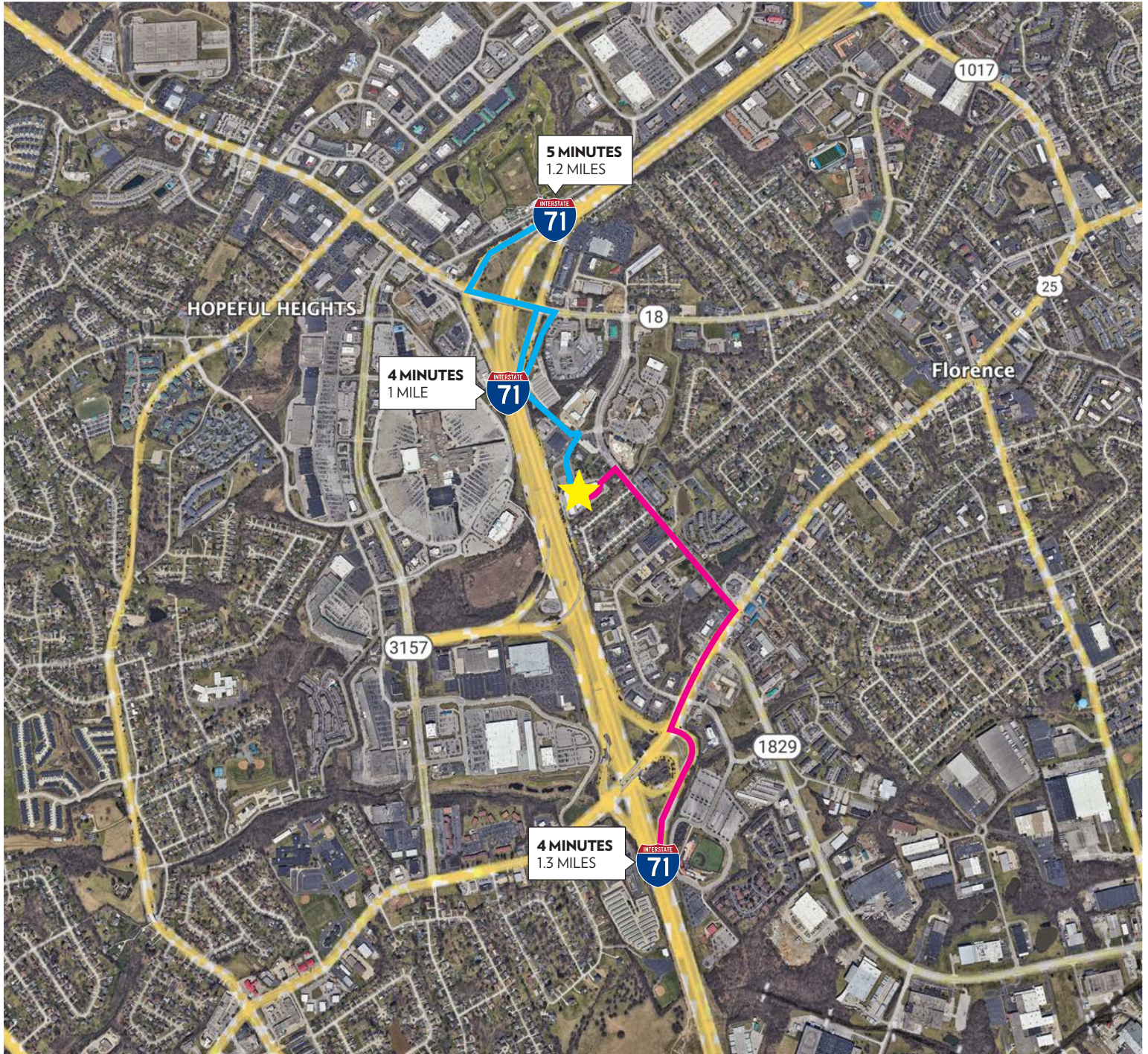
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DISTANCE MAP



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REGIONAL MAP



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ADDITIONAL PHOTOS



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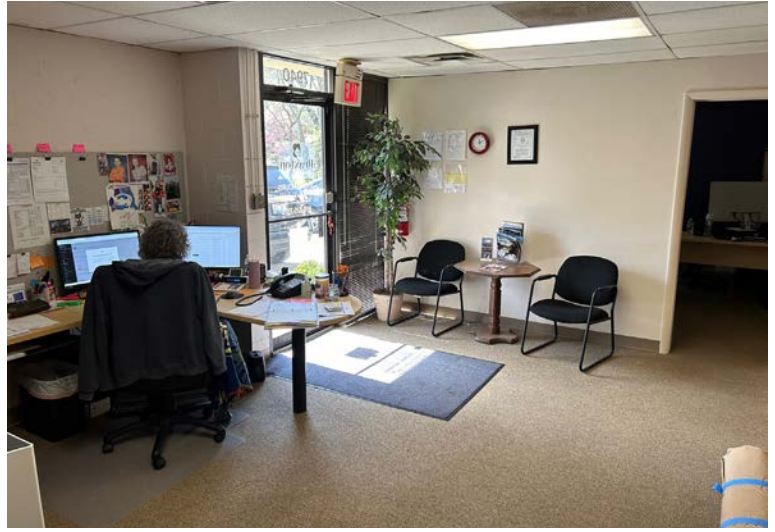
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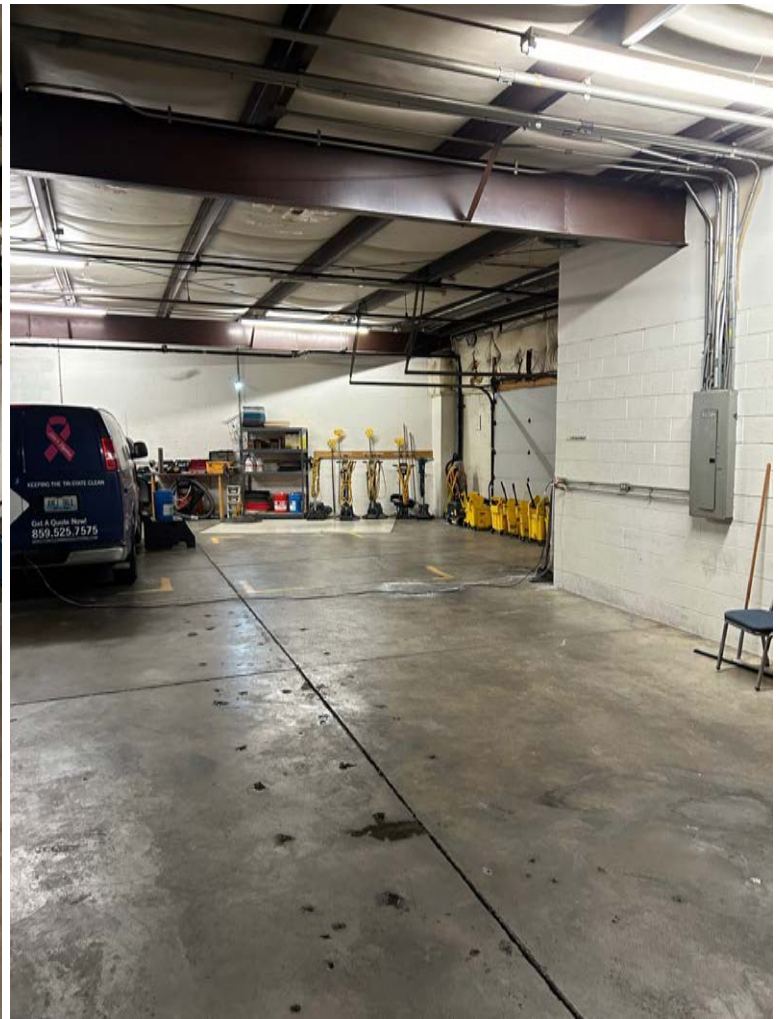
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