

# 10176 Dixie Highway

10176 DIXIE HIGHWAY, FLORENCE, KY 41042

**137,088 sq. ft.**  
AVAILABLE

**21 total**  
DOCK DOORS

**24,040 sq. ft.**  
OFFICE AREA

**1**  
DRIVE-IN DOOR

**24' - 26'**  
CLEAR HEIGHT

**100%**  
AIR-CONDITIONED

## Features

**137,088 sq. ft. Total Space**

**24,040 sq. ft. Office**

**Light Manufacturing**

**Fully Air-Conditioned**

**Secured Truck Court**

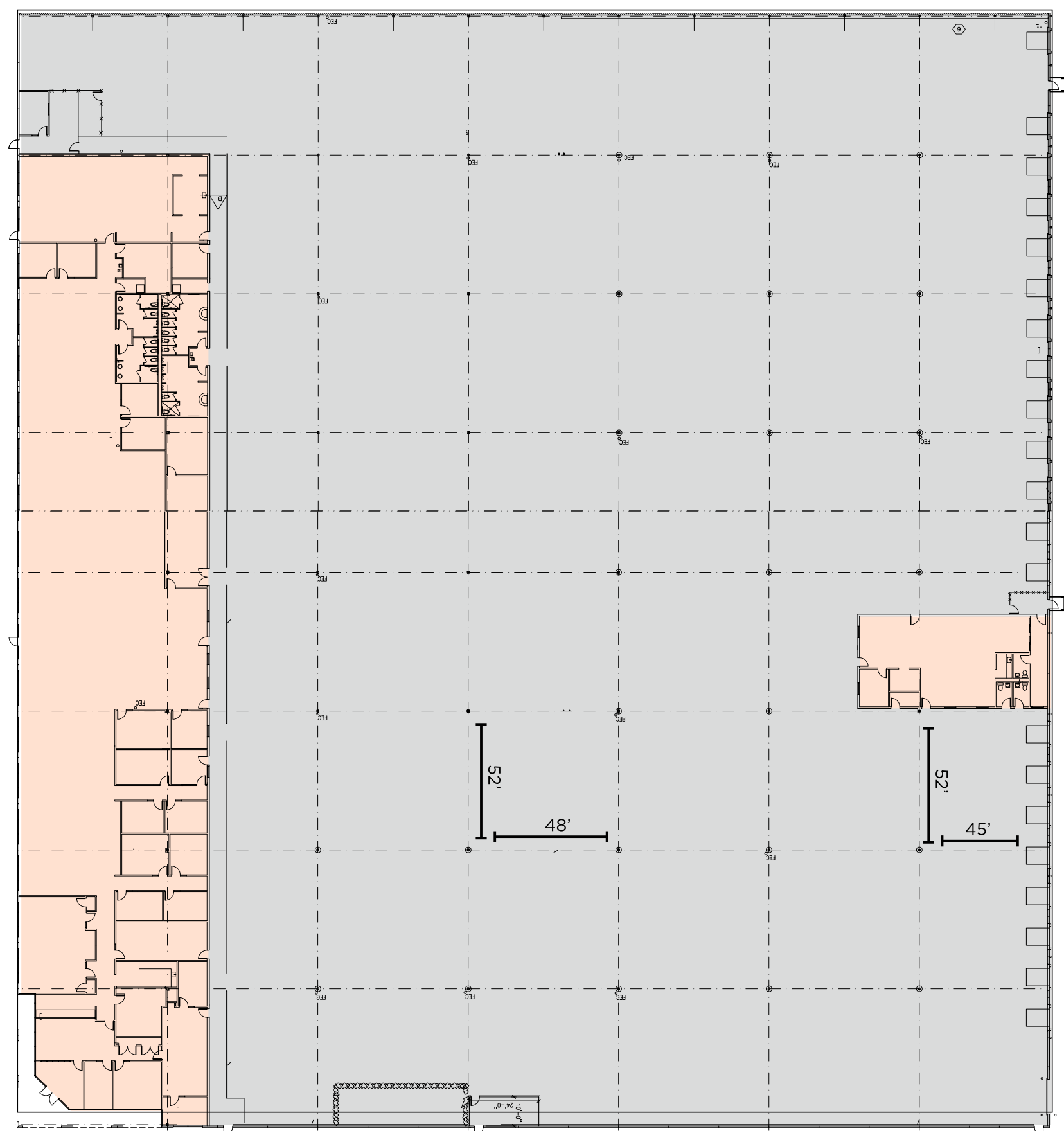
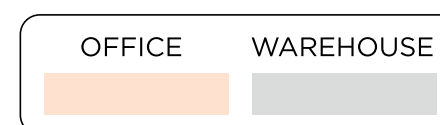
**10 Miles South of the Cincinnati/  
Northern Kentucky International  
Airport & Amazon Prime Air Hub**

**Available August 2026**



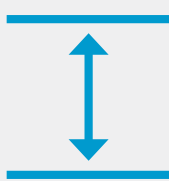
# Building Specifications

<b>Building Size</b>	<b>137,088 sq. ft.</b>
<b>Available</b>	<b>137,088 sq. ft.</b>
<b>Office Space</b>	<b>24,040 sq. ft.</b>
<b>Year Built</b>	<b>2002</b>
<b>Clear Height</b>	<b>24' - 26'</b>
<b>Column Spacing</b>	<b>52' x 45'</b> <b>Staging Bay: 52' x 48' typical</b>
<b>Dock Doors</b>	<b>21 (9'x10') dock doors w/ vision panel - McGuire</b> <b>25,000 lb pit levelers &amp; swing arm lights at all docks</b>
<b>Drive-ins</b>	<b>1 (14' x 16') drive-in door</b>
<b>Format</b>	<b>Rear load</b>
<b>Trailer Parking</b>	<b>150' deep; 60' concrete apron</b> <b>(20) trailer stalls</b>
<b>Automobile Parking</b>	<b>136 spaces</b>
<b>Sprinklers</b>	<b>Wet. Tyco 16.8 k-factor, Ultra K17 brass upright heads</b> <b>permit storage up to 25' w/ 36" clearance</b>
<b>Lighting</b>	<b>Office: LED</b> <b>Warehouse: T-5 on motion sensors</b>
<b>Power</b>	<b>3000 amps, 480/277 volt, 3 phase</b>
<b>2026 Opex</b>	<b>\$1.39/ sq. ft.</b>



 **136**  
Automobile  
Parking

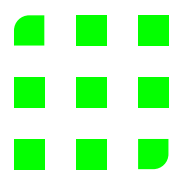
 **20**  
Trailer  
Stalls

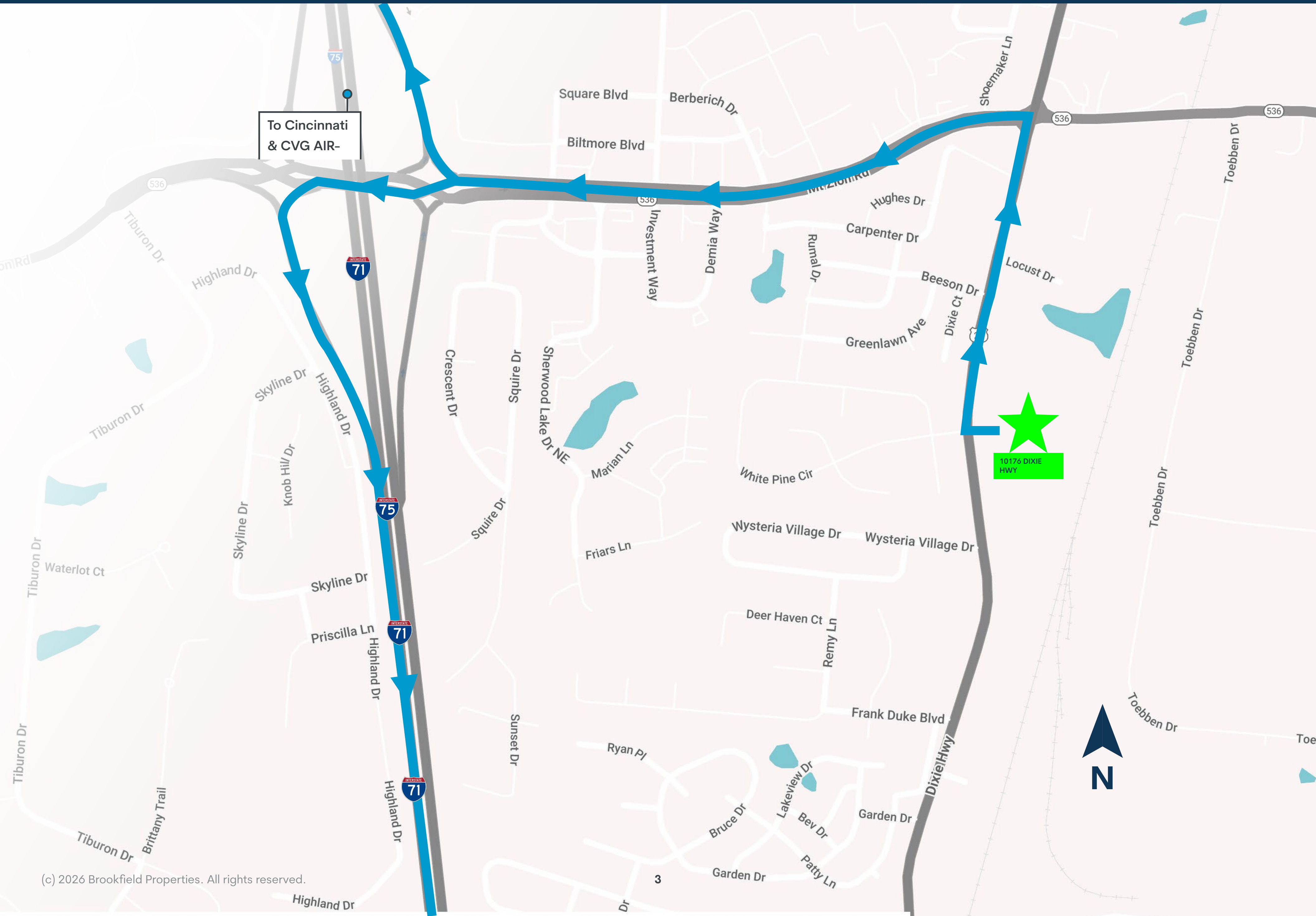
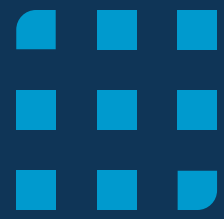
 **24'- 26'**  
Clear  
Height

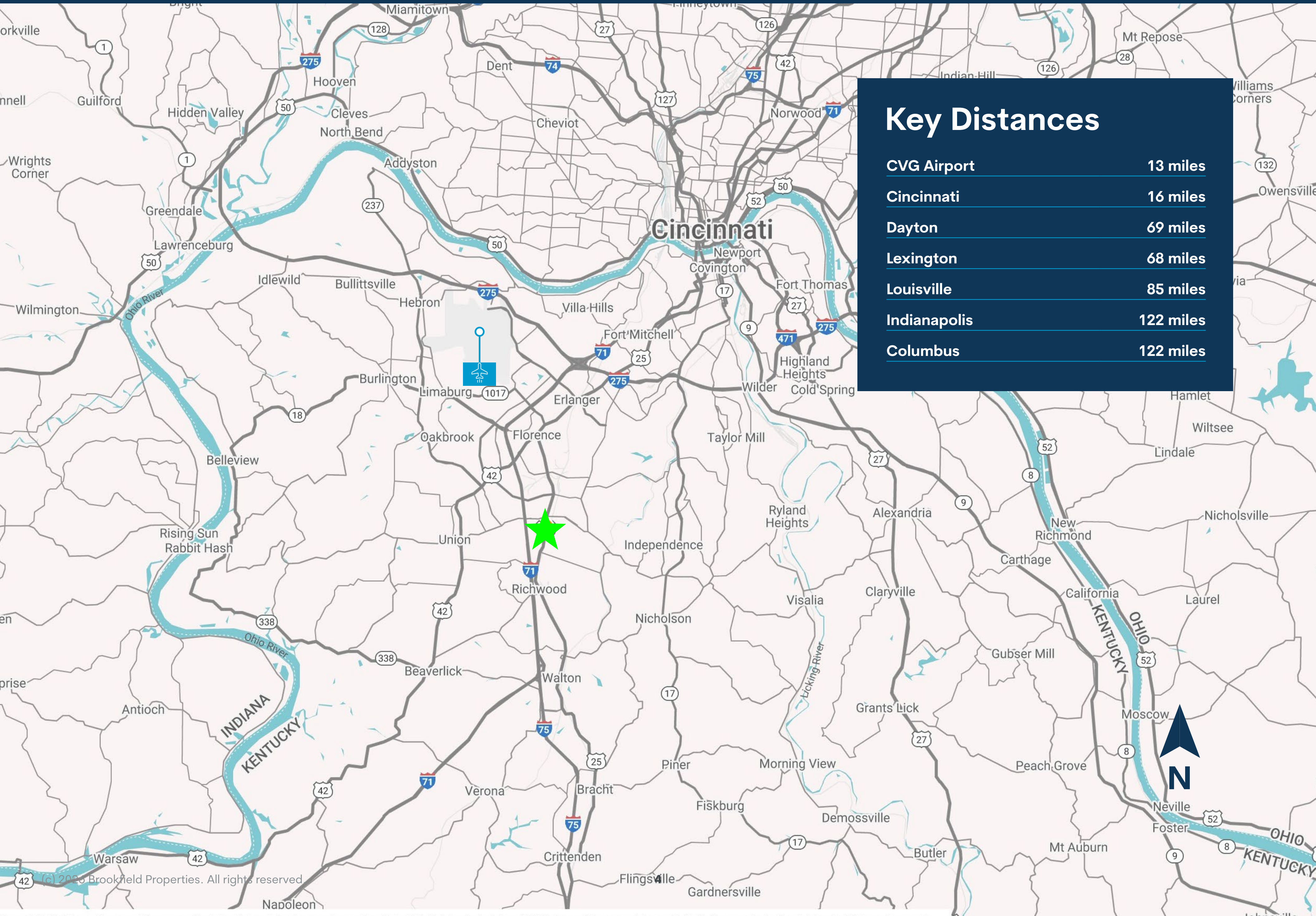
 **52' x 45'**  
Column  
Spacing

 **21**  
Dock Doors

 **150'**  
Truck Court  
Depth







## Key Distances

<b>CVG Airport</b>	<b>13 miles</b>
<b>Cincinnati</b>	<b>16 miles</b>
<b>Dayton</b>	<b>69 miles</b>
<b>Lexington</b>	<b>68 miles</b>
<b>Louisville</b>	<b>85 miles</b>
<b>Indianapolis</b>	<b>122 miles</b>
<b>Columbus</b>	<b>122 miles</b>

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## Leasing Contacts

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Executive Vice Chair

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## Brookfield Properties

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