

FOR LEASE

7090 INDUSTRIAL ROAD

FLORENCE, KY 41042



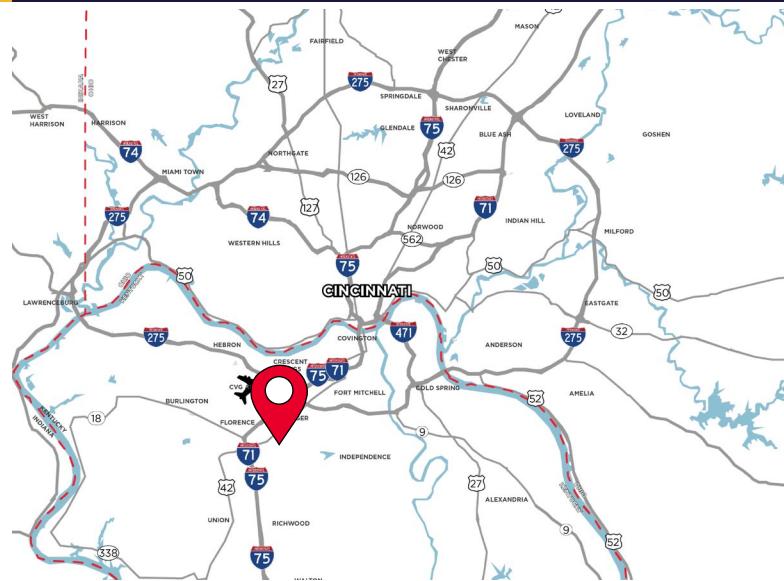
RATE REDUCED!



BULK WAREHOUSE

LEASE RATE: \$5.35/SF NNN

- 106,847 SF Available
- Greater Cincinnati's Largest Industrial Park
- Rail Served by Norfolk Southern (6 Rail Doors)
- 20' Clear Height
- (15) Dock Doors w/ Mechanical Pit Levelers
- (1) Drive-in Door
- Two Miles to I-75/71



For more information, contact:

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TOTAL BLDG. AREA 202,047 SF (849' x 238')

AVAILABLE SIZE 106,847 SF

OFFICE SIZE 1,500 SF

ACRES 10.584 Acres

YEAR BUILT 1972

CONSTRUCTION Pre-cast Concrete

CLEAR HEIGHT 20'

COLUMN SPACING 40' x 34' (238' deep)

PARKING 22 Spaces

ZONING IP-1, Industrial Park, Kenton County

DOCK DOORS

(15) Dock Doors; (14) w/ Mechanical Pit Levelers

DRIVE-IN DOORS

(1) Drive-in Door

SPRINKLERS

Wet

ELECTRIC

Two 200-amp, 480/277-volt, 3-phase

HVAC

Gas Forced-Air Suspended Unit Heaters

UTILITIES

ELECTRIC/GAS www.duke-energy.com

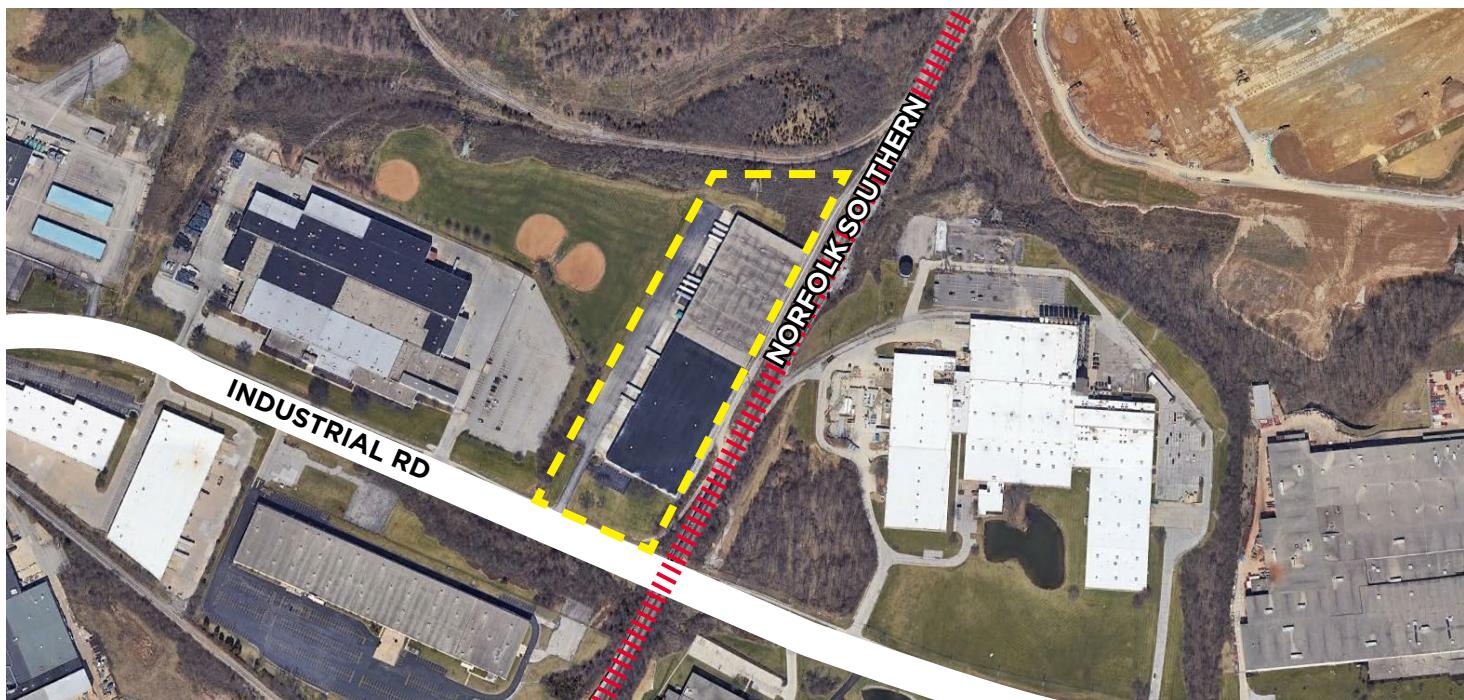
WATER www.nkywater.org

SEWER www.sd1.org

TELEPHONE/DATA www.altafiber.com

OPEX \$1.09/SF

AERIAL



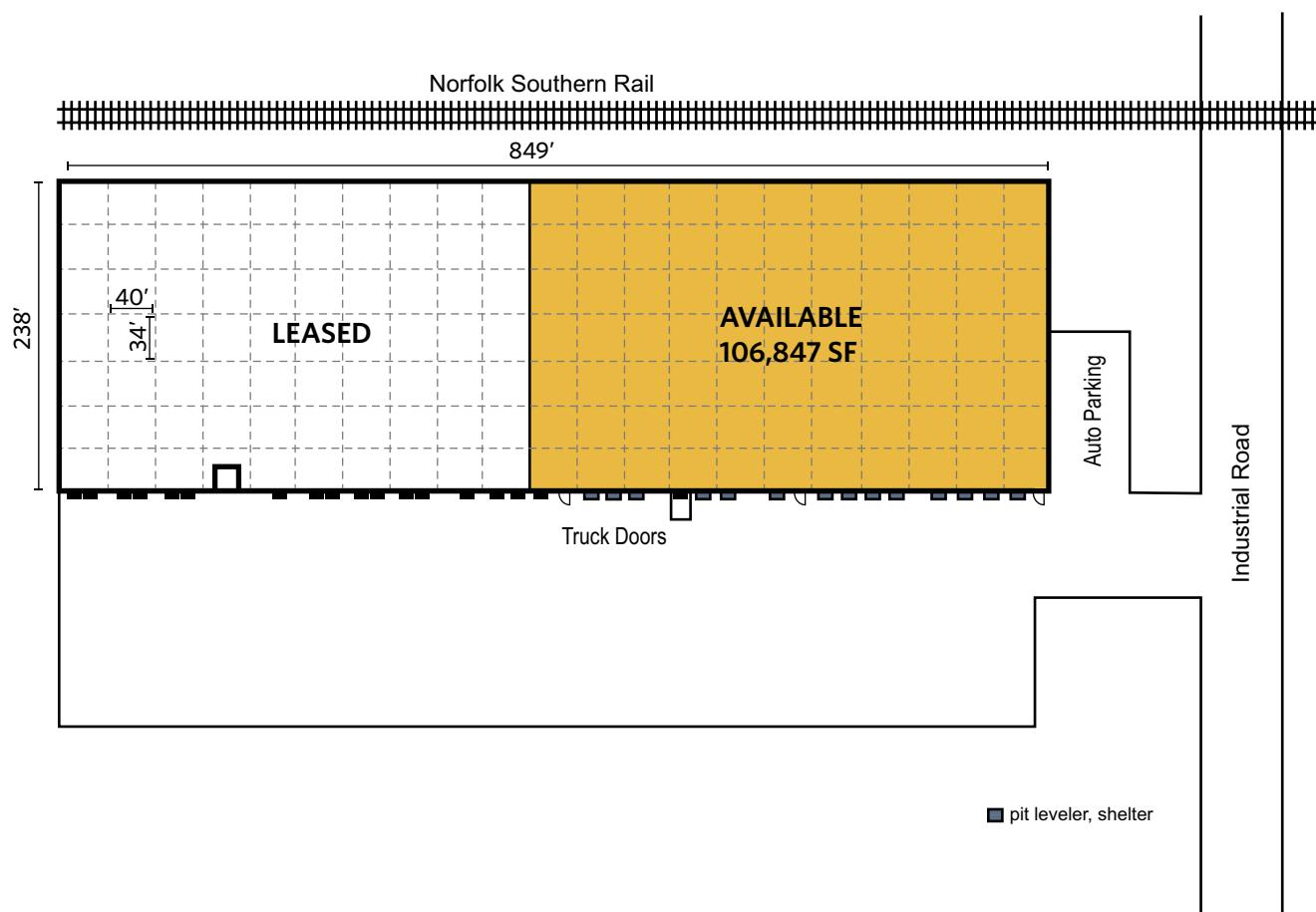
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FLOOR PLAN



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PROPERTY PHOTOS



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AERIAL LOCATION



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