

**FOR LEASE**

# 7090 INDUSTRIAL ROAD

FLORENCE, KY 41042



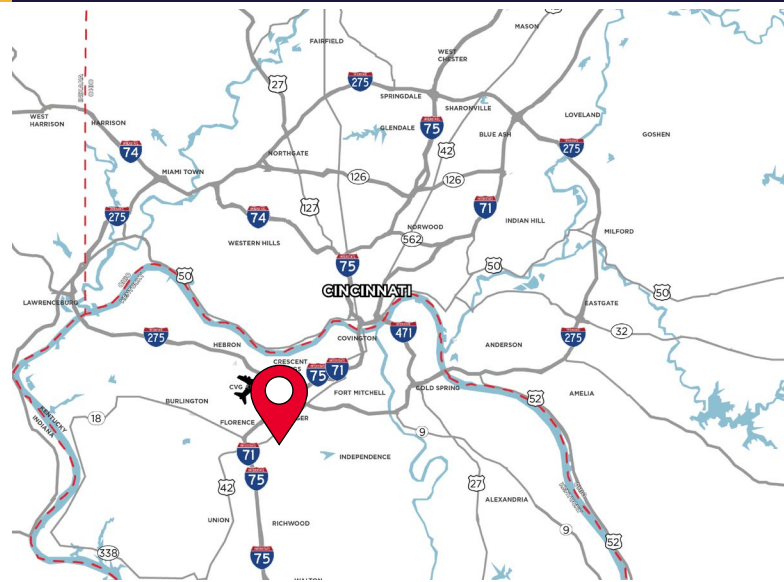
**RATE REDUCED!**



## 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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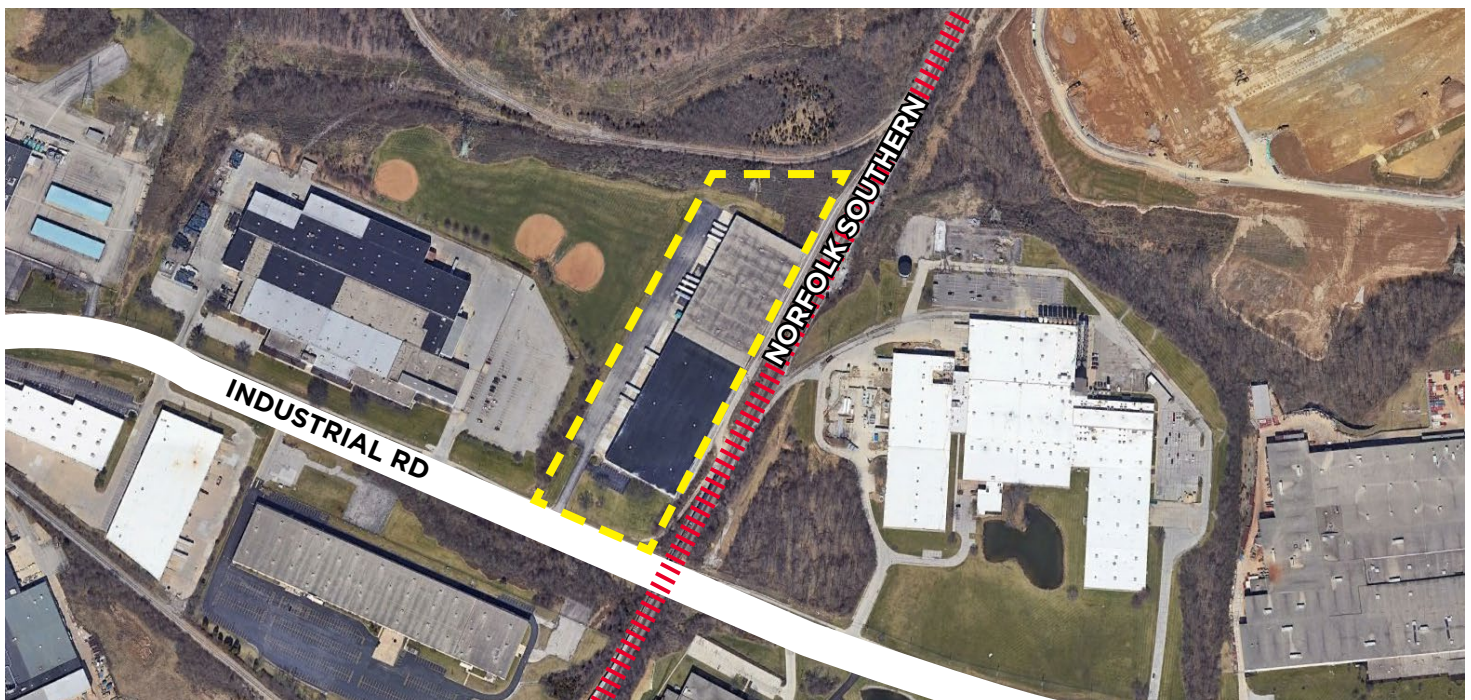
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TOTAL BLDG. AREA	202,047 SF (849' x 238')
AVAILABLE SIZE	106,847 SF
OFFICE SIZE	1,500 SF
ACRES	10.584 Acres
YEAR BUILT	1972
CONSTRUCTION	Pre-cast Concrete
CLEAR HEIGHT	20'
COLUMN SPACING	40' x 34' (238' deep)
PARKING	22 Spaces
ZONING	IP-1, Industrial 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	<a href="http://www.duke-energy.com">www.duke-energy.com</a>
WATER	<a href="http://www.nkywater.org">www.nkywater.org</a>
SEWER	<a href="http://www.sd1.org">www.sd1.org</a>
TELEPHONE/DATA	<a href="http://www.altafiber.com">www.altafiber.com</a>
OPEX	\$1.09/SF

## AERIAL



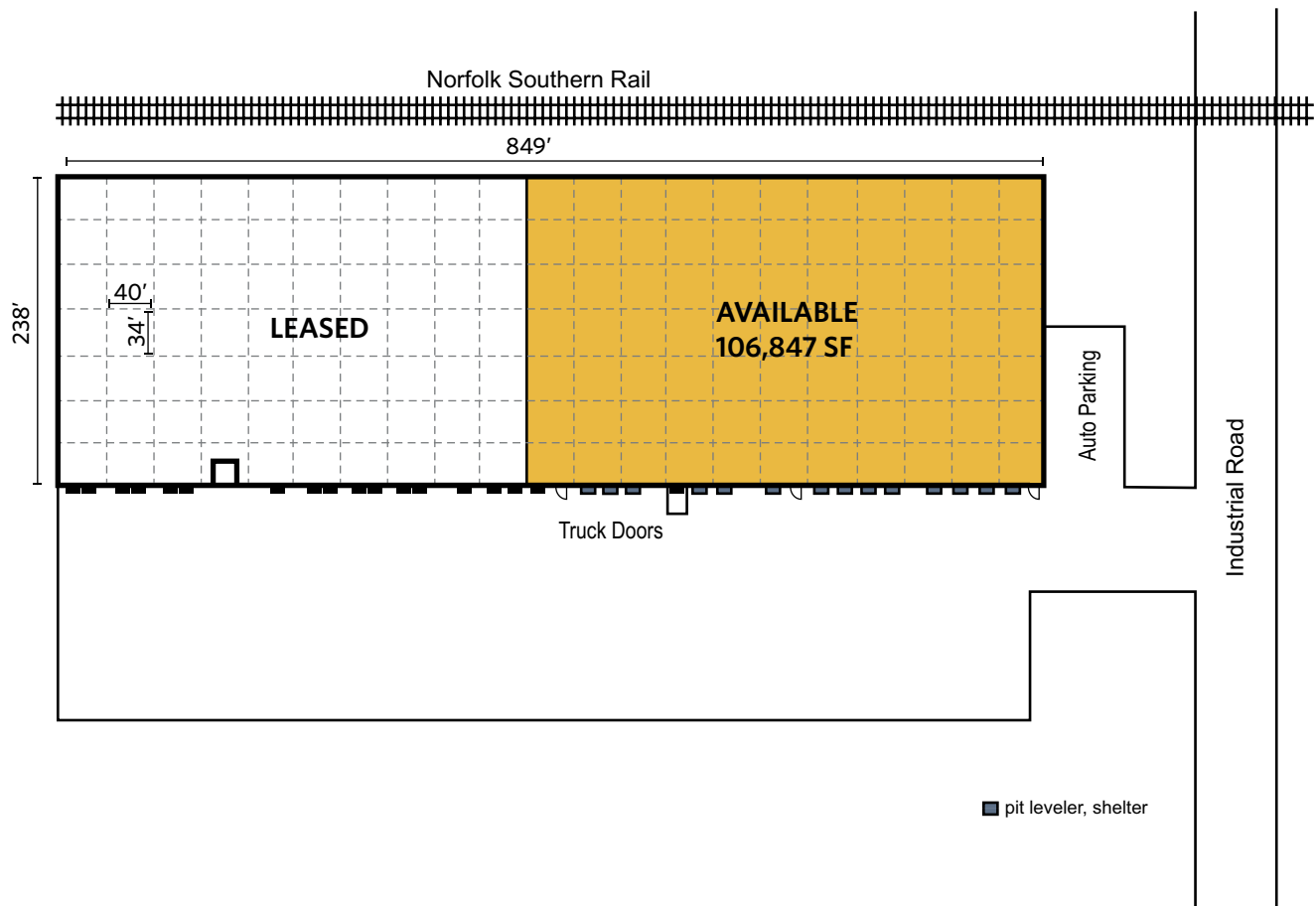
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## FLOOR PLAN





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## PROPERTY PHOTOS





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## AERIAL LOCATION



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