

**FOR SALE OR LEASE**

**350 Aristocrat Dr.**

Florence, KY 41042

**Colliers**



**CONTACT US:**

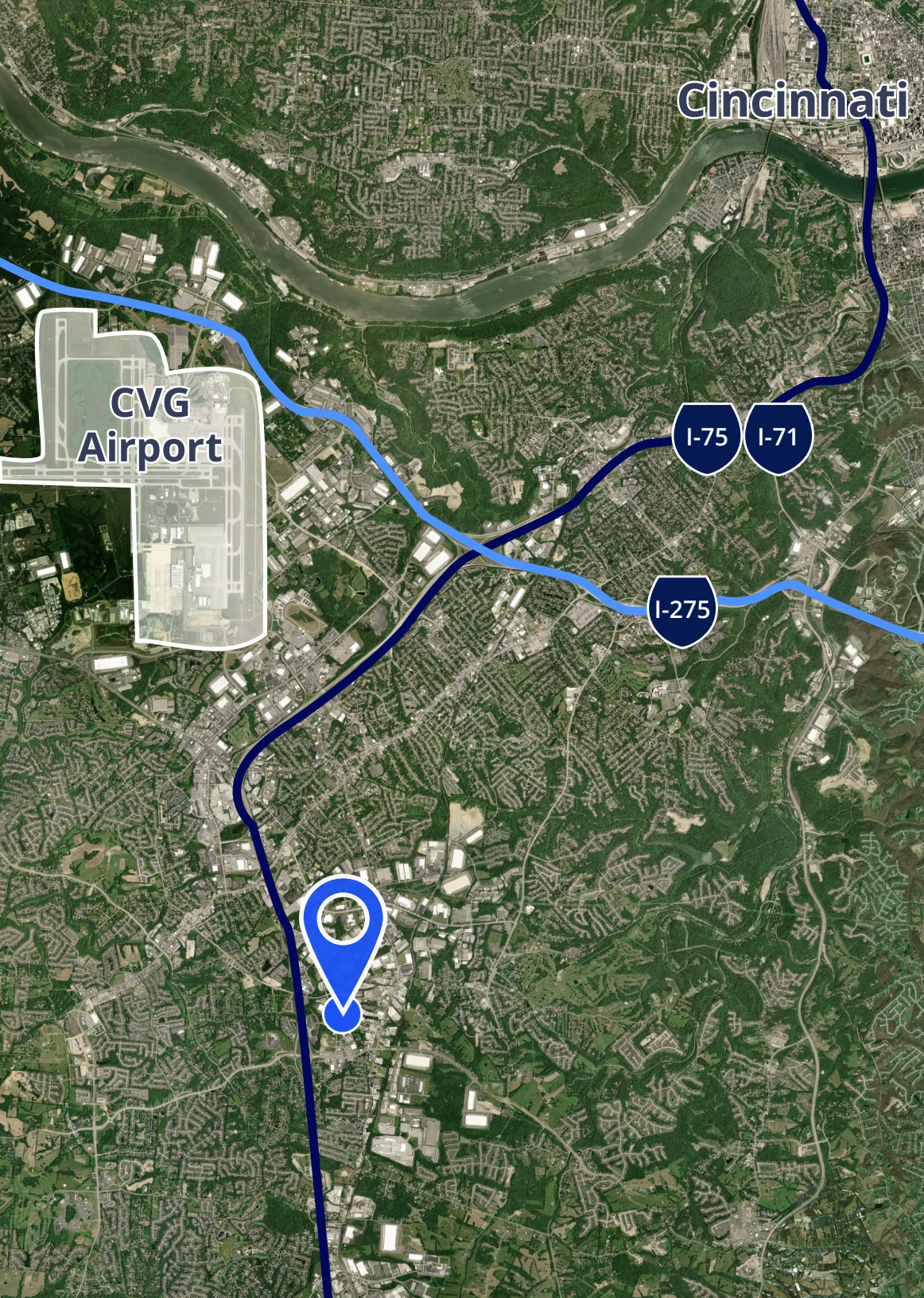
**Jeff Kroeger, CCIM SIOR**  
Vice President  
+1 513 562 2215  
jeffrey.kroeger@colliers.com

**Chuck Ackerman, CCIM SIOR**  
Senior Vice President  
+1 513 562 2266  
chuck.ackerman@colliers.com

**Bill Keefer, SIOR**  
Senior Vice President  
+1 513 562 2235  
bill.keefe@colliers.com

**Colliers Cincinnati**  
425 Walnut Street | Suite 1200  
Cincinnati, Ohio 45202  
Main: +1 513 721 4200





## Property Highlights

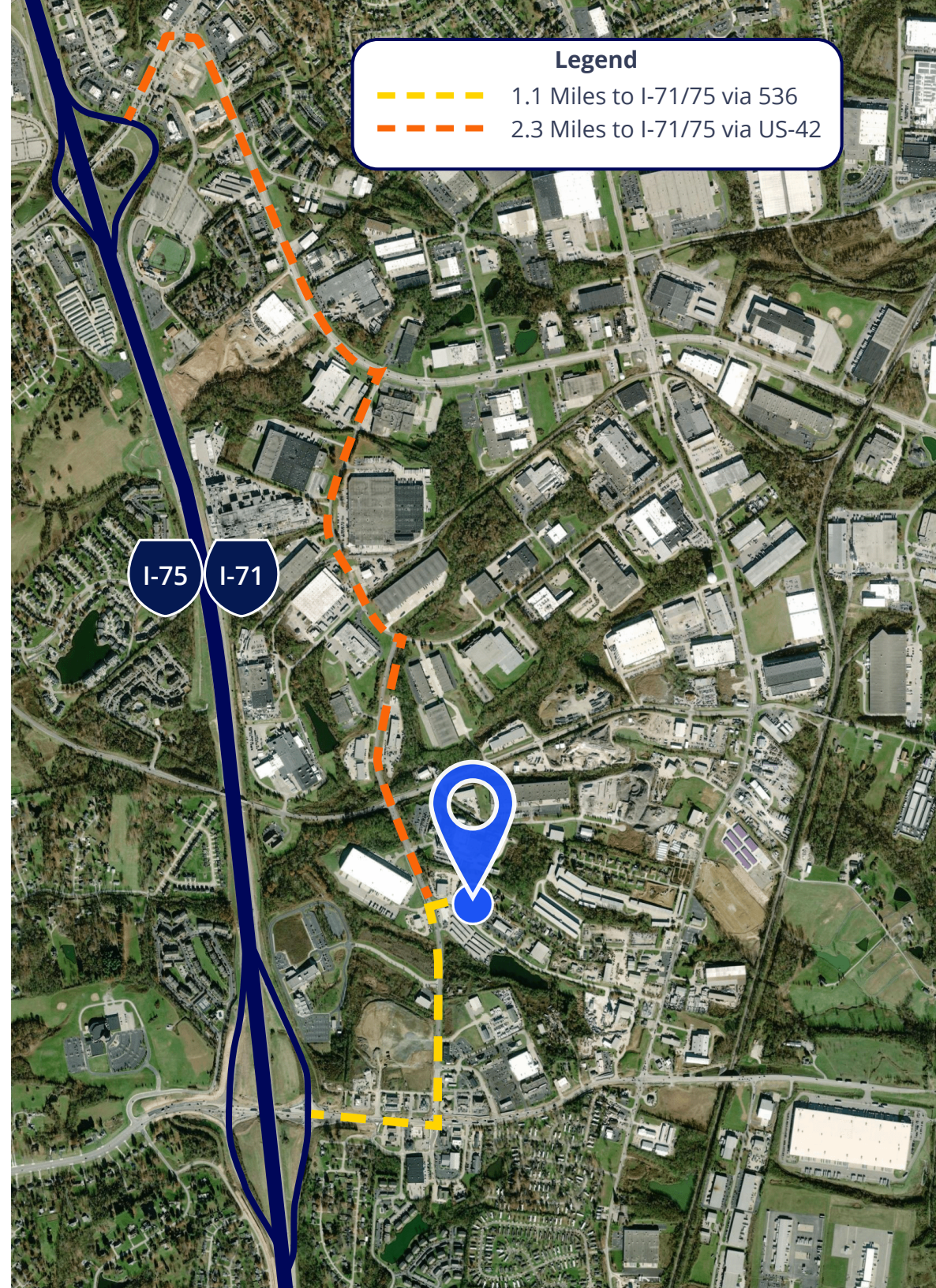
Total Building	16,530 SF
Warehouse SF	3,570 SF
Office SF	13,130 SF
Acreage	2.30 Acres
Clear Height	14'-16'
Year Built	2005
Construction	Metal
Power	400 amps
Lighting	Fluorescent
Column Spacing	Varies; 30' x 47'
Sprinkler System	None
Heat/HVAC	Gas Forced Heater
Docks	None
Drive-ins	4 (10x10); 1 Motorized
Roof	Metal
Parking Lot	119 auto spots
Restrooms	6 restrooms
Parcel ID	074.00-06-007.02
Notes	<ul style="list-style-type: none"><li>• Generator on site</li><li>• Available Immediately</li></ul>

**Lease Rate: \$11.95**/SF NNN

\$1.69/SF (Tax/Ins)

**Sale Price: \$2,650,000**









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[bill.keeper@colliers.com](mailto:bill.keeper@colliers.com)

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