



70 PRECISION DR., WALTON, KY 41094
AVAILABLE FOR SALE



[CLICK HERE FOR THE 360° TOUR](#)



[CLICK HERE FOR AERIAL PHOTOS](#)



[CLICK HERE FOR AERIAL VIDEO](#)

PROPERTY HIGHLIGHTS



118,206 Total SqFt

- Located in Walton, KY, 1 mile from I-75
- Well maintained manufacturing facility on 9.74 acres
- Cross-docked loading facilities with docks and drive-in doors
- 210+ Commuter Car Parks
- Roof overlayered in 2020 with 20-year membrane warranty
- 100% HVAC with Heavy Power (480-volt, 3-phase, 5,000 amps) and Bus Duct Throughout
- \$8,300,000 (\$70/SqFt)

INFO@SQFTCOMMERCIAL.COM | (513) 843-1600 | SQFTCOMMERCIAL.COM

70 PRECISION DR.

WALTON, KY

PROPERTY DETAILS

Total SqFt:	118,206
Warehouse SqFt:	109,570 (1,224 SqFt mezzanine excluded from total building footprint)
Office SqFt:	8,636
Acreage:	9.7435 acres
Clear Height:	18'-24'
Year Built:	2000 with expansion in 2006
Type Construction:	Block/Masonry & Pre-engineered Metal
Column Spacing:	25' x 46' and 50' x 27'
Electric Service:	480-volt, 3-phase, 5,000 amps with bus duct throughout
Truck Court:	130'
Roof:	White TPO: overlaid in 2020 & has 20-year warranty
Lighting:	LED throughout

Dock doors:	Eight (8) fully equipped docks with mechanical pit levelers. Four (4) 9'6" x 10' & Four (4) 9'6" x 9'
Drive-in door:	Two (2): One (1) 12' w x 16' h & One (1) 12' w x 14' h
Sprinkler:	Yes-Wet System
HVAC:	100% HVAC throughout with chillers on site
Compressors:	Multiple on site (Ingersol Rand)
Parking Spaces:	210+
Restrooms:	Six (6) Restrooms: lockers in warehouse restrooms
County:	Boone and Kenton Counties
Boone County Parcel IDs:	078.00-06-009.00 & 078.00-06-010.00
Kenton County Parcel IDs:	009-00-00-003.04

AERIAL VIEW



INFO@SQFTCOMMERCIAL.COM | (513) 843-1600 | SQFTCOMMERCIAL.COM



Rod MacEachen
(513) 675-5764
Rod@SqFtCommercial.com
Kentucky Lic. # 280817

Roddy MacEachen, SIOR
(513) 739-3985
Roddy@SqFtCommercial.com
Kentucky Lic. # 264825

Jared Wagoner, SIOR
(812) 890-1768
Jared@SqFtCommercial.com
Kentucky Lic. # 280817

70 PRECISION DR. WALTON, KY

DISTANCE MAP



INFO@SQFTCOMMERCIAL.COM | (513) 843-1600 | [SQFTCOMMERCIAL.COM](https://www.sqftcommercial.com)



Rod MacEachen
(513) 675-5764
Rod@SqFtCommercial.com
Kentucky Lic. # 280817

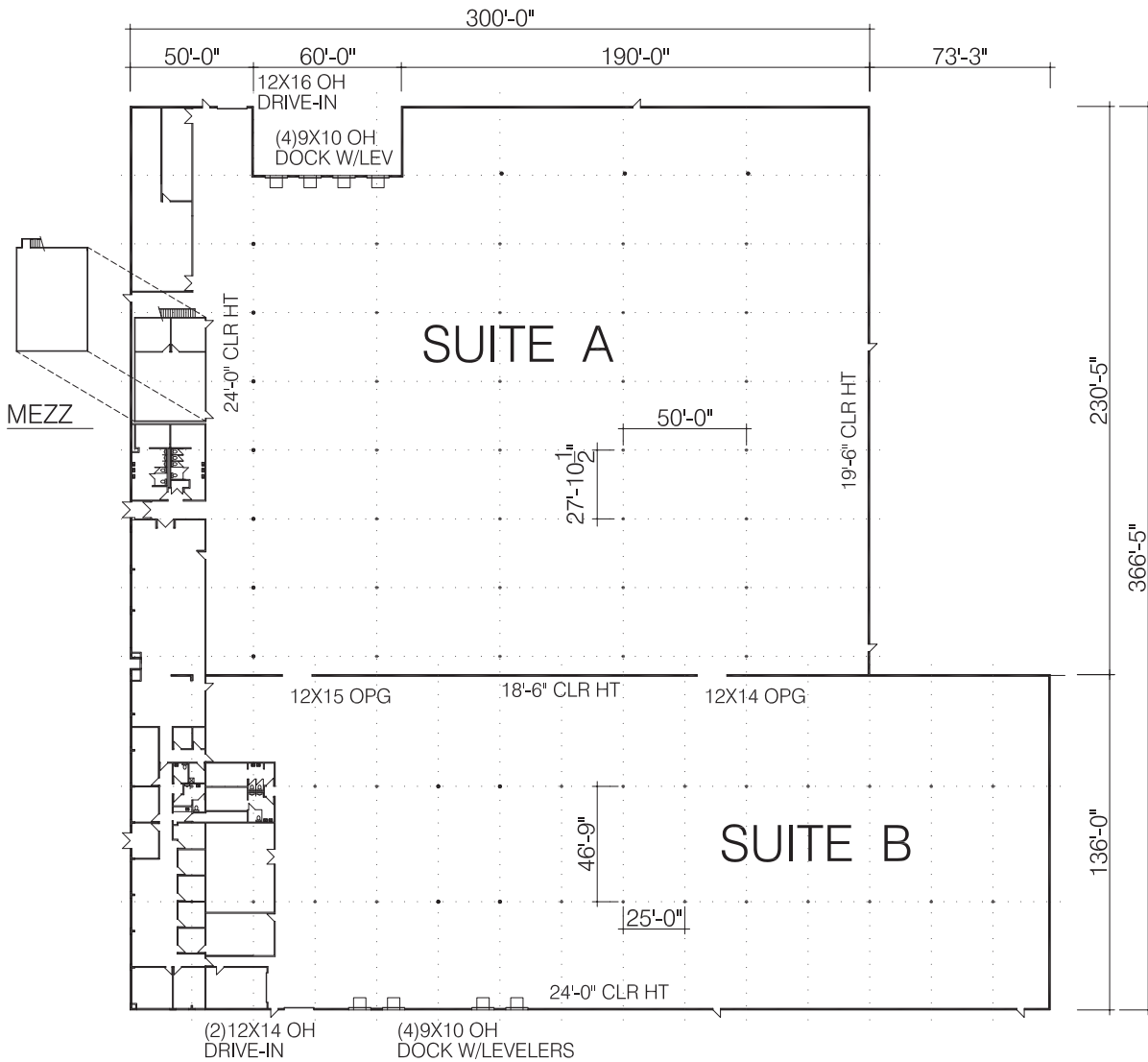
Roddy MacEachen, SIOR
(513) 739-3985
Roddy@SqFtCommercial.com
Kentucky Lic. # 264825

Jared Wagoner, SIOR
(812) 890-1768
Jared@SqFtCommercial.com
Kentucky Lic. # 280817

70 PRECISION DR.

WALTON, KY

FLOOR PLAN



FLOOR PLAN



20 50 100

SUITE A	
OFFICE	4,464 SF
WAREHOUSE	63,080 SF
WHSE MEZZ	1,224 SF
TOTAL	68,768 SF

SUITE B	
OFFICE	4,172 SF
WAREHOUSE	46,490 SF
WHSE MEZZ	0 SF
TOTAL	50,662 SF

BUILDING TOTAL	
OFFICE	8,636 SF
WAREHOUSE	109,570 SF
WHSE MEZZ	1,224 SF
TOTAL	119,430 SF



INFO@SQFTCOMMERCIAL.COM | (513) 843-1600 | SQFTCOMMERCIAL.COM



Rod MacEachen
 (513) 675-5764
 Rod@SqFtCommercial.com
 Kentucky Lic. # 280817

Roddy MacEachen, SIOR
 (513) 739-3985
 Roddy@SqFtCommercial.com
 Kentucky Lic. # 264825

Jared Wagoner, SIOR
 (812) 890-1768
 Jared@SqFtCommercial.com
 Kentucky Lic. # 280817

70 PRECISION DR.
WALTON, KY

PROPERTY PHOTOS



INFO@SQFTCOMMERCIAL.COM | (513) 843-1600 | SQFTCOMMERCIAL.COM



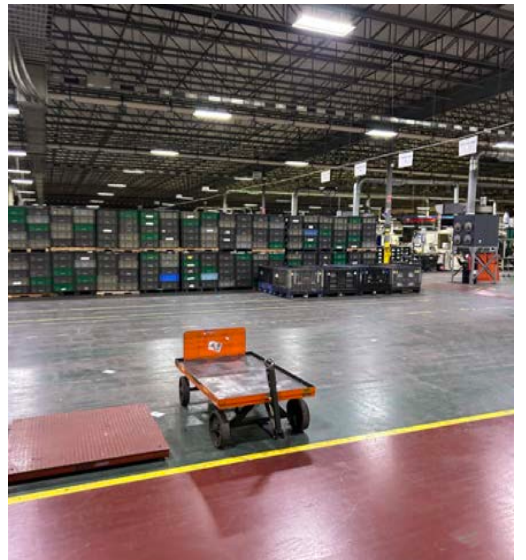
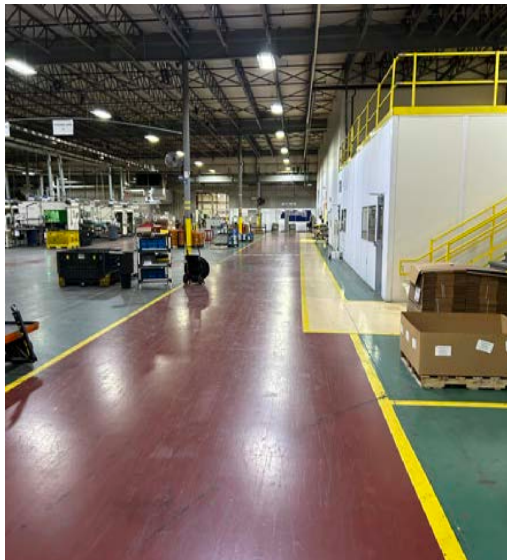
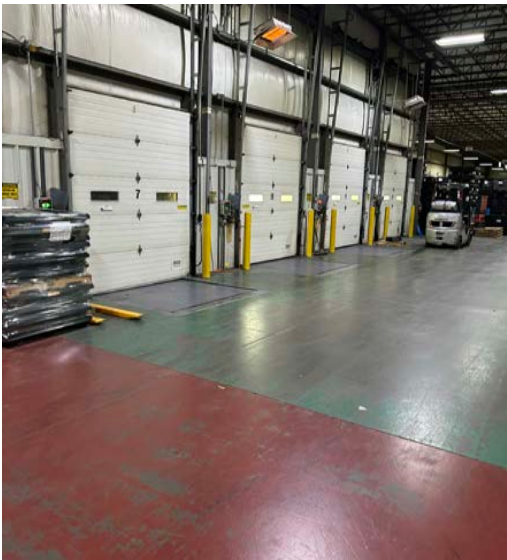
Rod MacEachen
(513) 675-5764
Rod@SqFtCommercial.com
Kentucky Lic. # 280817

Roddy MacEachen, SIOR
(513) 739-3985
Roddy@SqFtCommercial.com
Kentucky Lic. # 264825

Jared Wagoner, SIOR
(812) 890-1768
Jared@SqFtCommercial.com
Kentucky Lic. # 280817

70 PRECISION DR.
WALTON, KY

PROPERTY PHOTOS



INFO@SQFTCOMMERCIAL.COM | (513) 843-1600 | SQFTCOMMERCIAL.COM



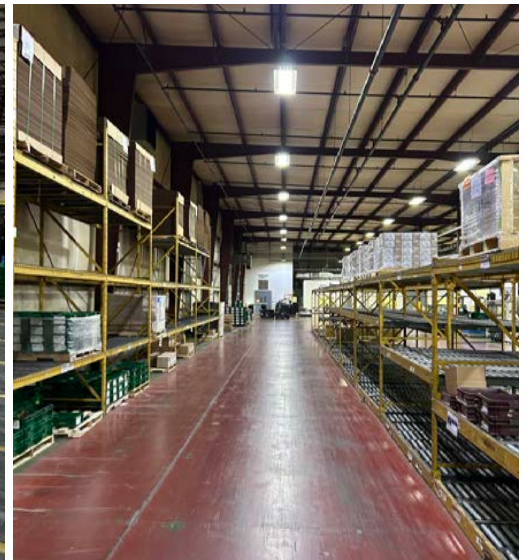
Rod MacEachen
(513) 675-5764
Rod@SqFtCommercial.com
Kentucky Lic. # 280817

Roddy MacEachen, SIOR
(513) 739-3985
Roddy@SqFtCommercial.com
Kentucky Lic. # 264825

Jared Wagoner, SIOR
(812) 890-1768
Jared@SqFtCommercial.com
Kentucky Lic. # 280817

70 PRECISION DR.
WALTON, KY

PROPERTY PHOTOS



INFO@SQFTCOMMERCIAL.COM | (513) 843-1600 | SQFTCOMMERCIAL.COM



Rod MacEachen
(513) 675-5764
Rod@SqFtCommercial.com
Kentucky Lic. # 280817

Roddy MacEachen, SIOR
(513) 739-3985
Roddy@SqFtCommercial.com
Kentucky Lic. # 264825

Jared Wagoner, SIOR
(812) 890-1768
Jared@SqFtCommercial.com
Kentucky Lic. # 280817

70 PRECISION DR.
WALTON, KY

PROPERTY PHOTOS



INFO@SQFTCOMMERCIAL.COM | (513) 843-1600 | SQFTCOMMERCIAL.COM



Rod MacEachen
(513) 675-5764
Rod@SqFtCommercial.com
Kentucky Lic. # 280817

Roddy MacEachen, SIOR
(513) 739-3985
Roddy@SqFtCommercial.com
Kentucky Lic. # 264825

Jared Wagoner, SIOR
(812) 890-1768
Jared@SqFtCommercial.com
Kentucky Lic. # 280817