

AVAILABLE FOR SALE



#### PROPERTY HIGHLIGHTS



### 118,206 Total SqFt

- Located in Walton, KY, 1 mile from 1-75
- Well maintained manufacturing facility on 9.74 acres
- Cross-docked loading facilities with docks and drive-in doors
- 210+ Commuter Car Parks
- Roof overlayed 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)



CLICK HERE FOR AERIAL PHOTOS



**CLICK HERE FOR AERIAL VIDEO** 

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### **Jared Wagoner, SIOR**

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#### **PROPERTY DETAILS**

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Total SqFt: 118,206 109,570 (1,224 SqFt mezzanine excluded Warehouse SqFt: 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' 480-volt, 3-phase, 5,000 amps with bus Electric Service: duct throughout Truck Court: 130 White TPO: overlayed in 2020 & has 20-Roof: year warranty

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

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#### **AERIAL VIEW**



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Lighting:

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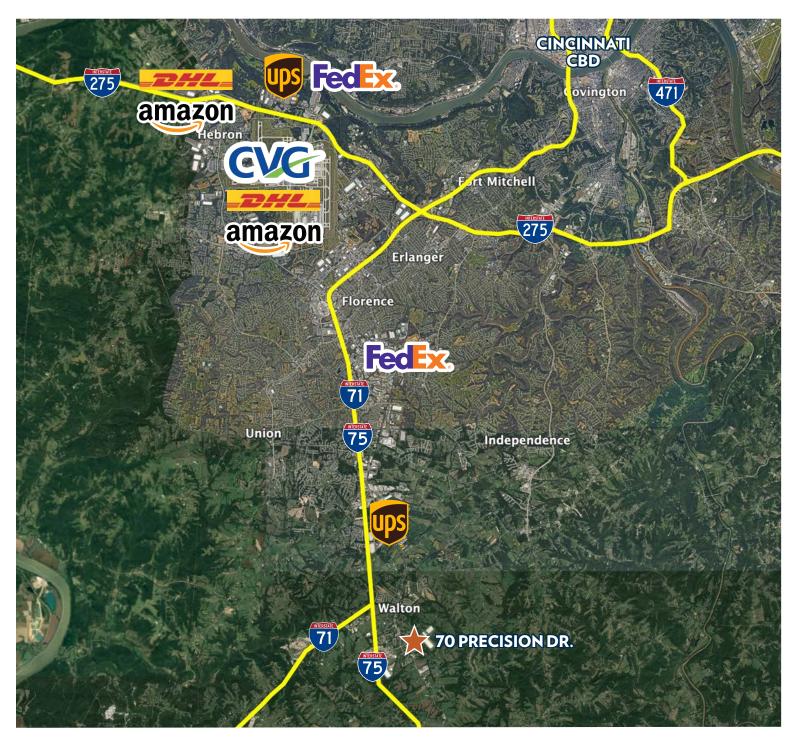
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#### **DISTANCE MAP**



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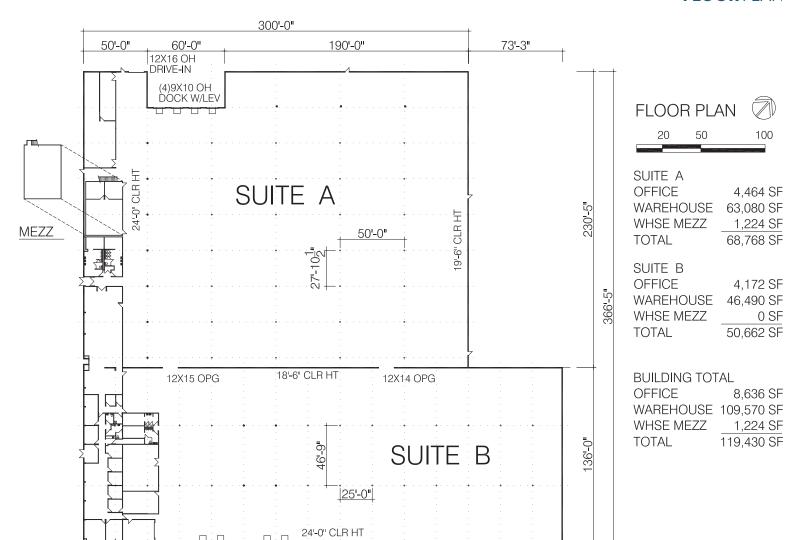
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### 70 PRECISION DR.

#### **FLOOR PLAN**





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(4)9X10 OH

DOCK W/LEVELERS

(2)12X14 OH DRIVE-IN

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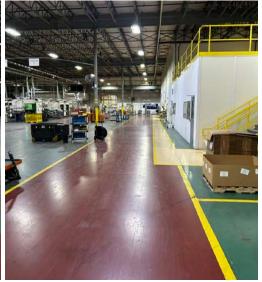
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#### **PROPERTY PHOTOS**









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