

CURŌ • BRKG

96,950 SF
TO
198,325 SF

FOR SALE OR LEASE

4101-4293
WINSTON AVE.
COVINGTON, KY 41015



CURŌ • BRKG

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PROPERTY PROFILE

GENERAL DETAILS

Year Built	1987	Parcel	056-14-11-001.01
Total Building SF	198,325	A/C	Fully Air Conditioned
Acres	11.58	County	Kenton
Parking	421 Spaces	Construction	Block & Metal



AUC ZONING
CLICK FOR DETAILS

4293 WINSTON AVE

Square Feet	96,950
Clear Height	20'
Exterior Docks	4
Interior Docks	3
Drive In Doors	2
Lighting	LED Lighting
Truck Count	120'
Power	2k-KVA Service
Roof	EPDM
Sprinklers	Wet

4101 WINSTON AVE

Square Feet	101,375
Clear Height	16'
Exterior Docks	3
Interior Docks	0
Drive In Doors	0
Lighting	Fluorescent
Truck Count	130'
Power	2k-KVA Service
Roof	EPDM
Sprinklers	Wet



**Business
Friendly City**



**Highly Accessible
Location**



**Strong
Labor Pool**



**Amenities
Nearby**



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4293 WINSTON AVE
HIGH BAY 96,950



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4101 WINSTON AVE
LOW BAY 101.375 SF



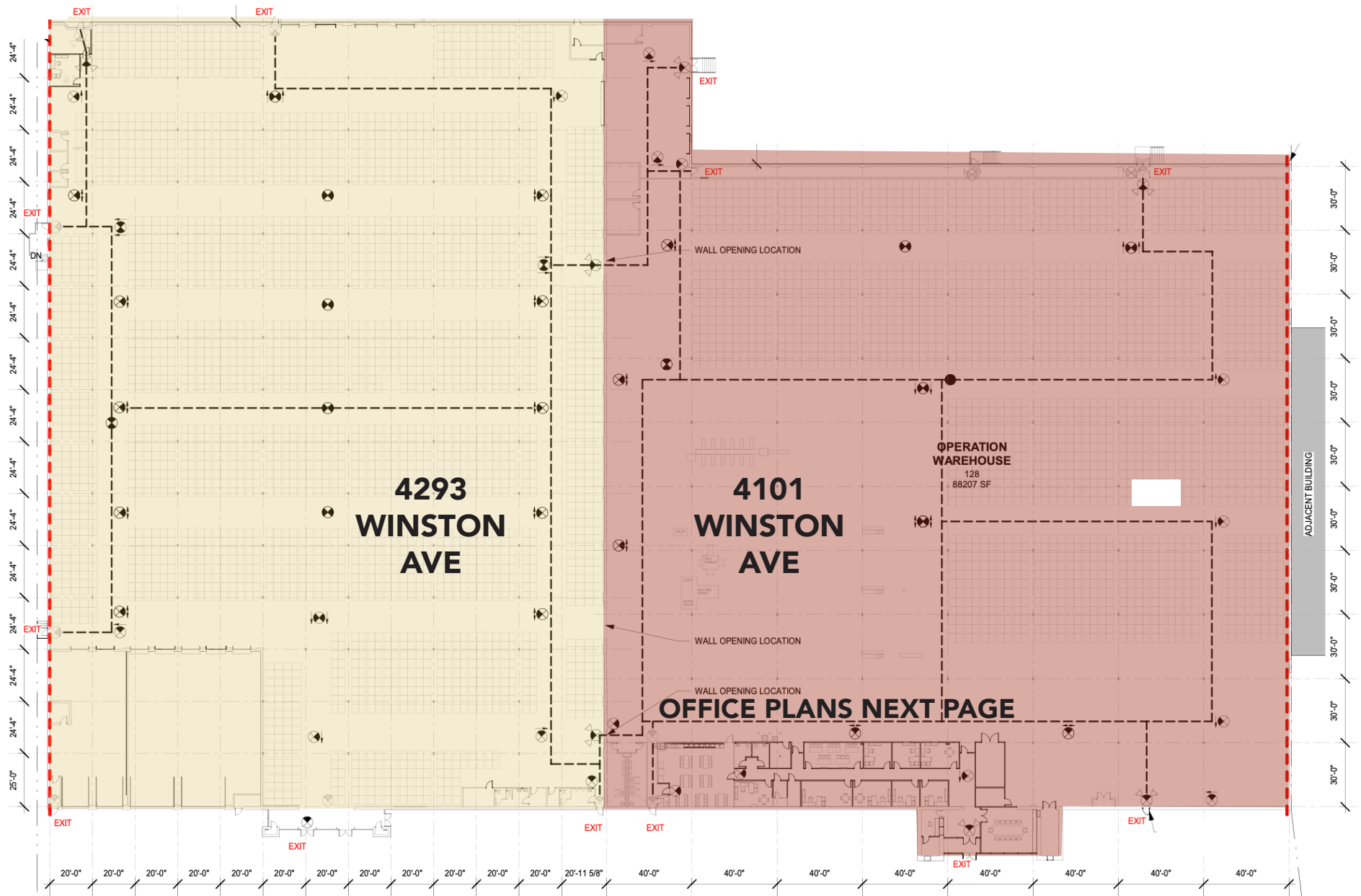
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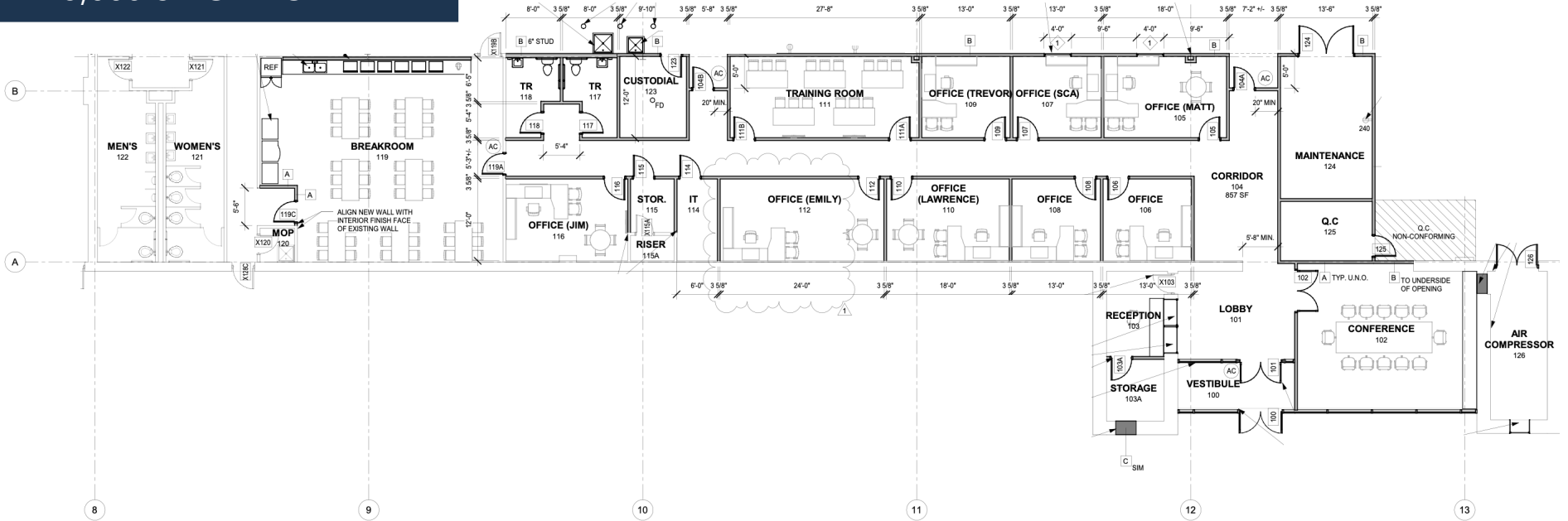
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4101 WINSTON AVE ~6,000 SF OFFICE



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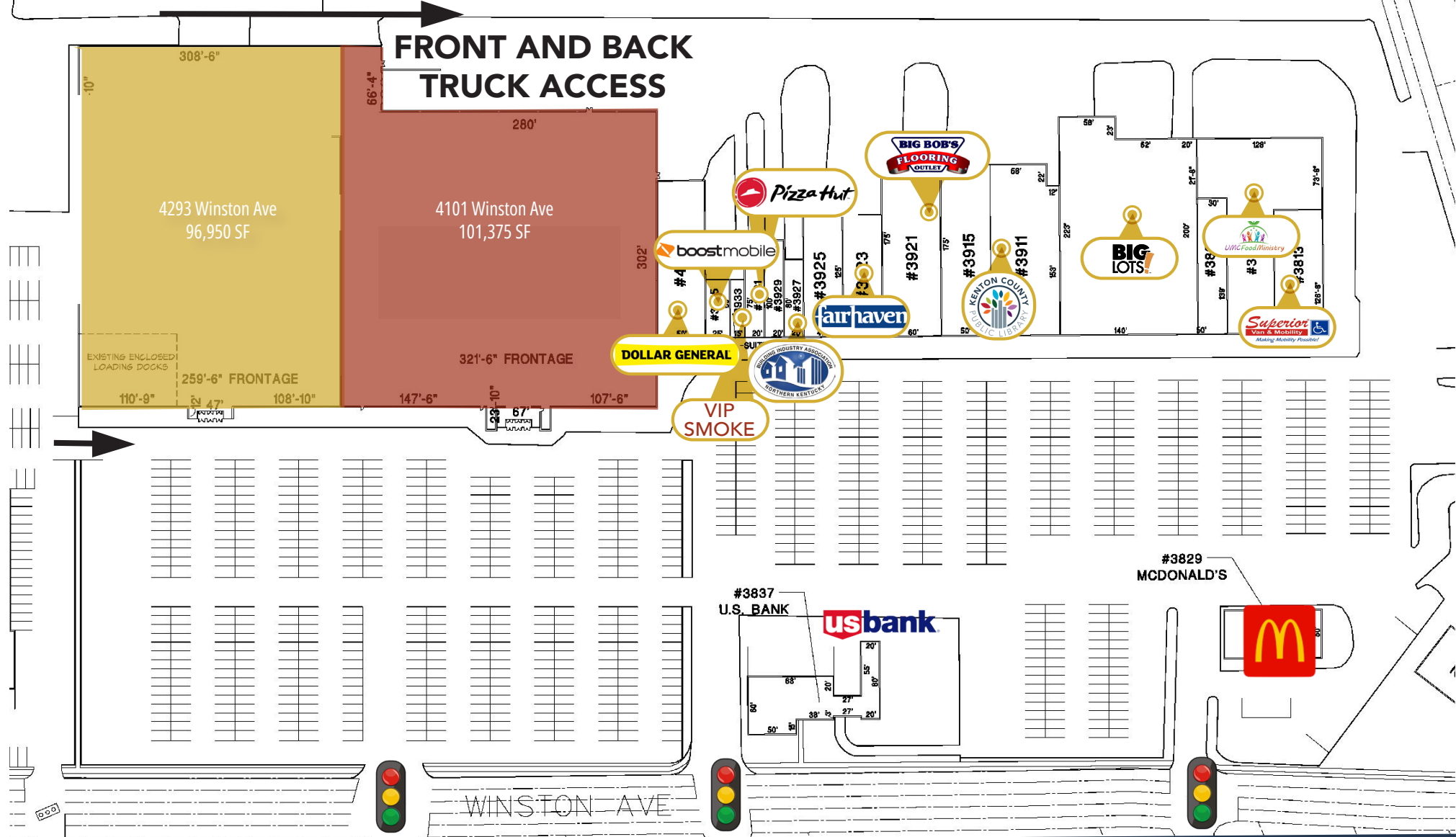
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4101 - 4293 WINSTON AVE COVINGTON, KY

**FRONT AND BACK
TRUCK ACCESS**



CURÖ • BRKG

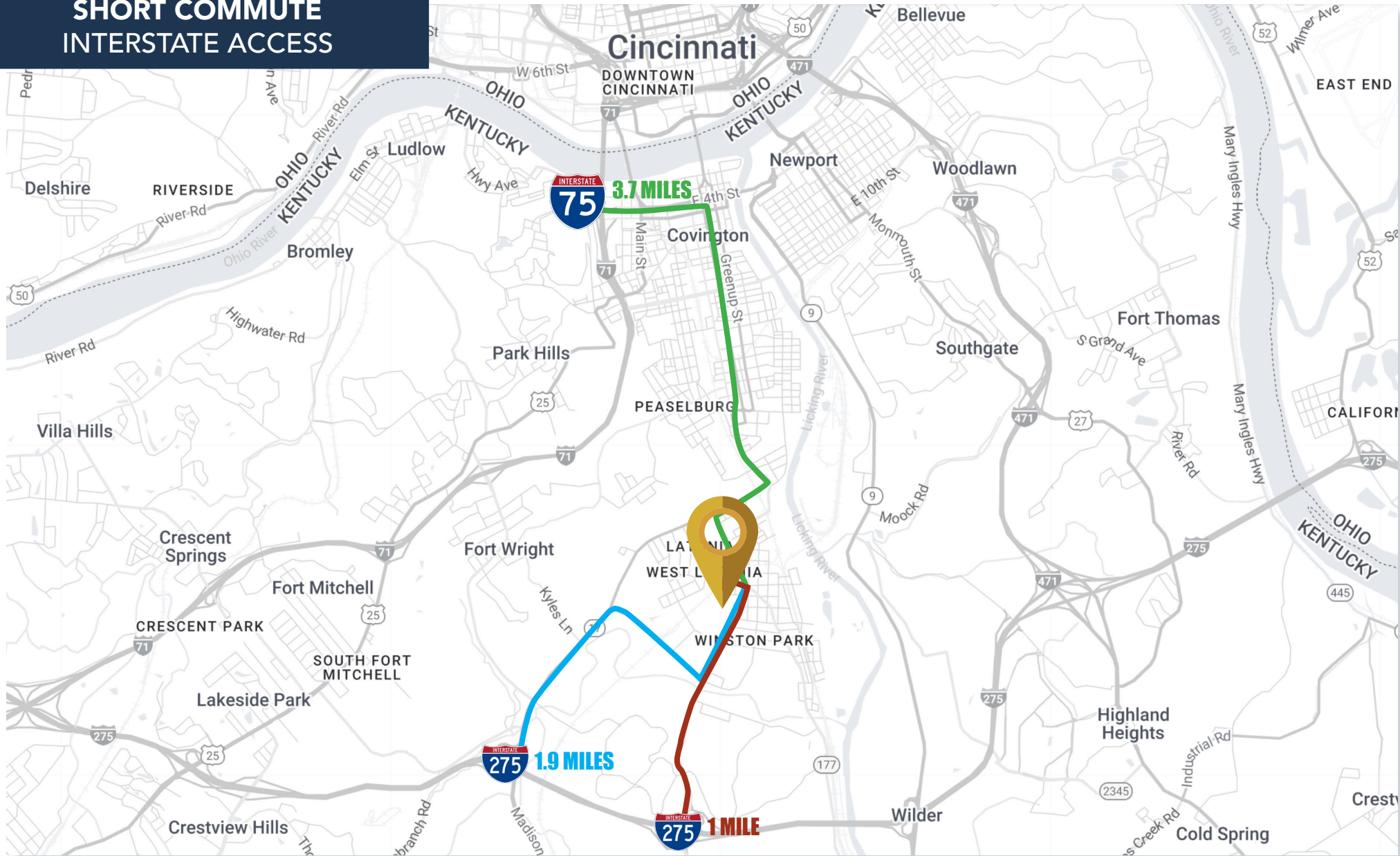
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SHORT COMMUTE INTERSTATE ACCESS



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**SHORT DISTANCE
DOWNTOWN CINCINNATI**

DOWNTOWN CINCINNATI



**CVG AIRPORT
AMAZON/DHL AIR HUBS
12 MILES WEST**

**4101 WINSTON
AVE**

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IN THE AREA NORTHERN KENTUCKY



DISTANCE TO
AIRPORT
12 MILES



DAILY VEHICLE TRAFFIC
WINSTON AVE
19K

1 Mile
10,405 people
\$59,011 AHHI
3,729 total
employees

3 Miles
73,320 people
\$83,076 AHHI
31,287 total
employees

5 Miles
187,991 people
\$102,965 AHHI
92,033 total
employees



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