




# For sale

126,882 SF Available | 188 Hammer Dr, Falmouth, KY

**\$4,350,000 (34.28/SF)**

 **JLL** SEE A BRIGHTER WAY

# Property Details

<b>Address</b>	188 Hammer Dr, Falmouth, KY
<b>Size</b>	126,882
<b>Office Size</b>	13,195
<b>Site Size</b>	14.14 AC
<b>Year Built</b>	1971/1989
<b>Parking</b>	+/- 100
<b>Trailer Parking</b>	Yes
<b>Clear Height</b>	16'
<b>Docks</b>	8
<b>Drive - ins</b>	2
<b>Sprinkler System</b>	Wet System
<b>Electrical</b>	480V/ 3 Phase/3600a, 2 services Bos Duct
<b>Column Spacing</b>	23' x 40'



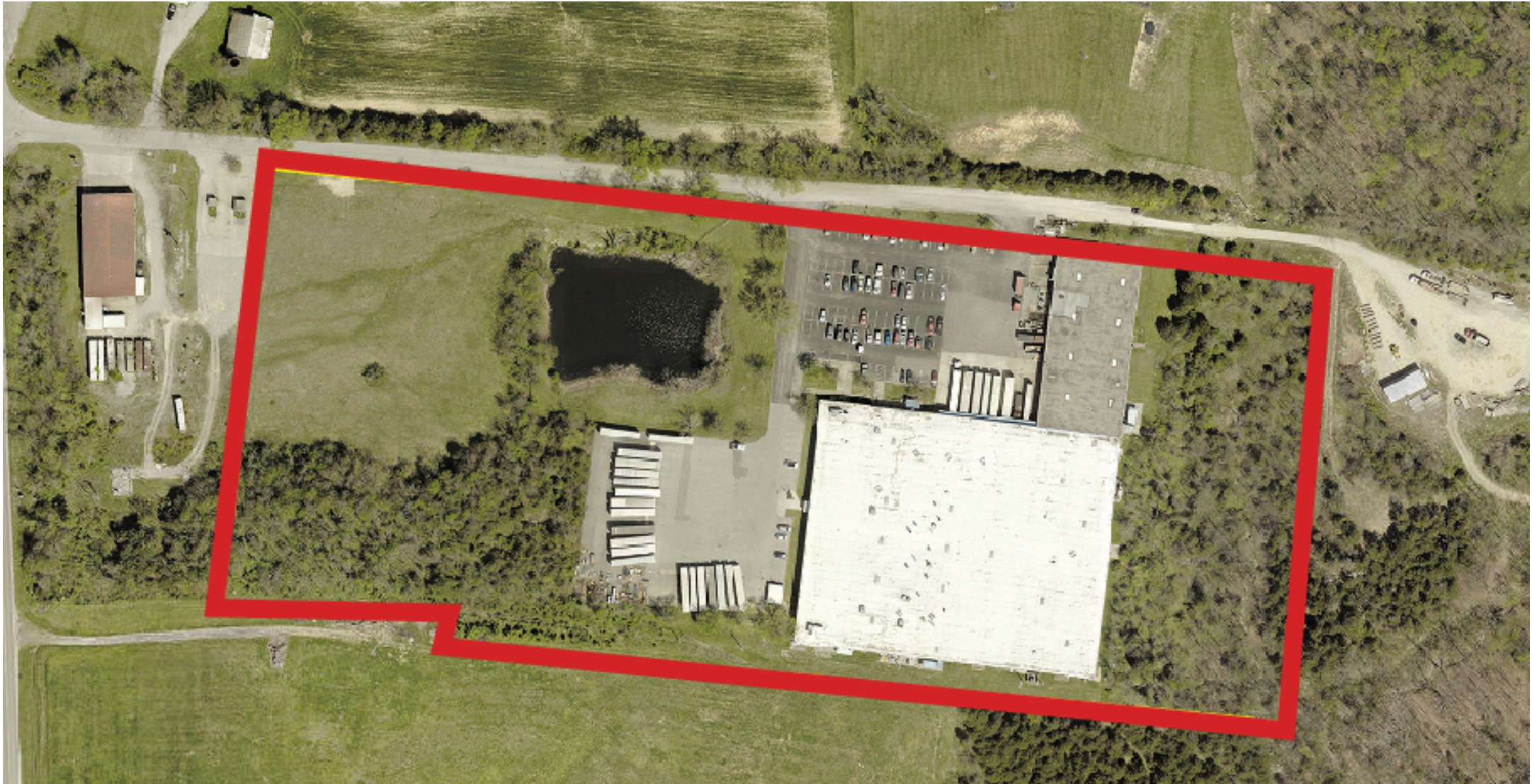
# Location

Falmouth, Kentucky is strategically located between Cincinnati and Lexington, with easy access to U.S. Route 27 and I-75, making it a prime spot for industrial properties.

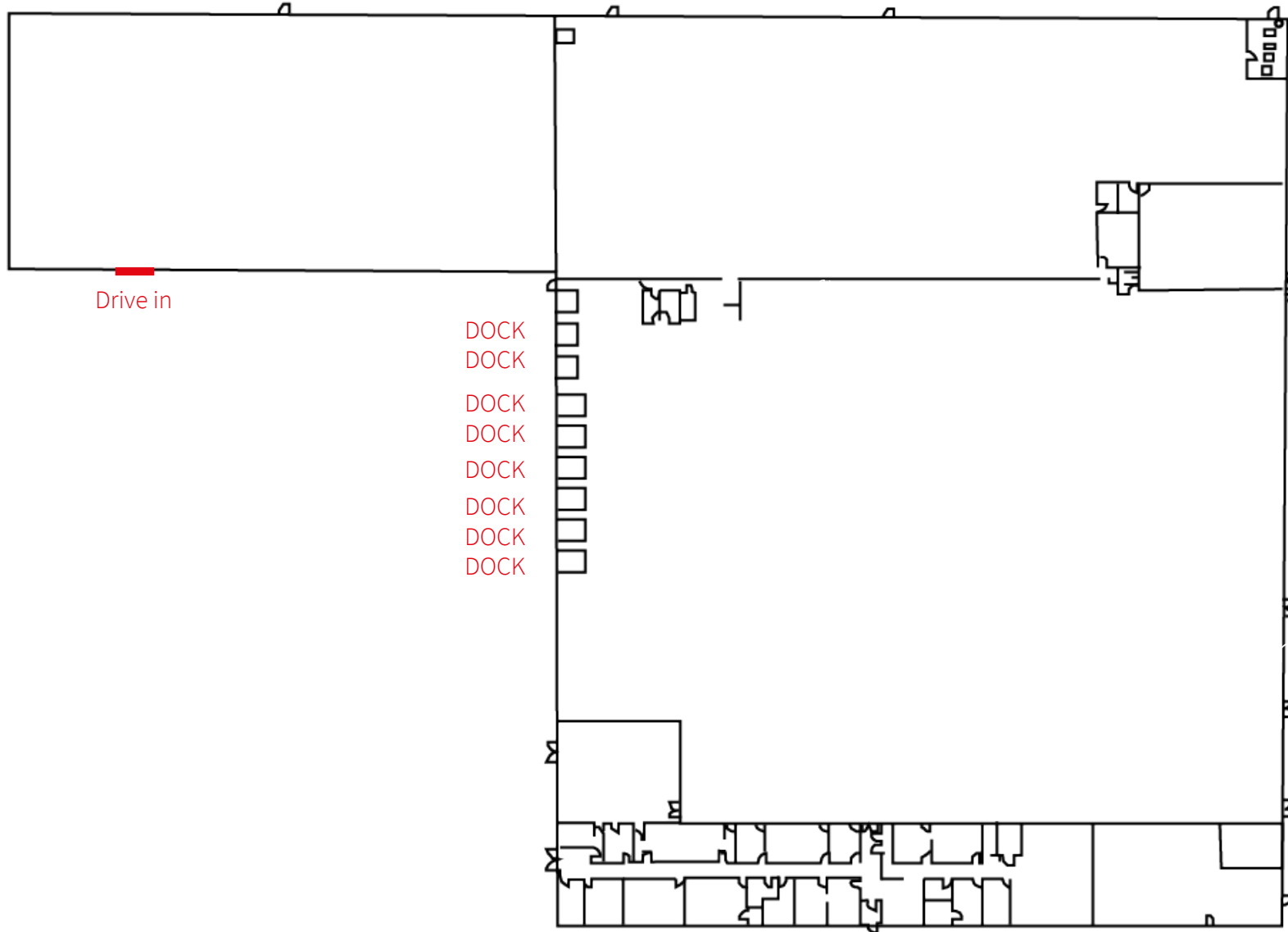
**Central Location between 2 major markets.**



Aerial



# Floor Plan



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