

±6,237 SF FOR SALE & LEASE

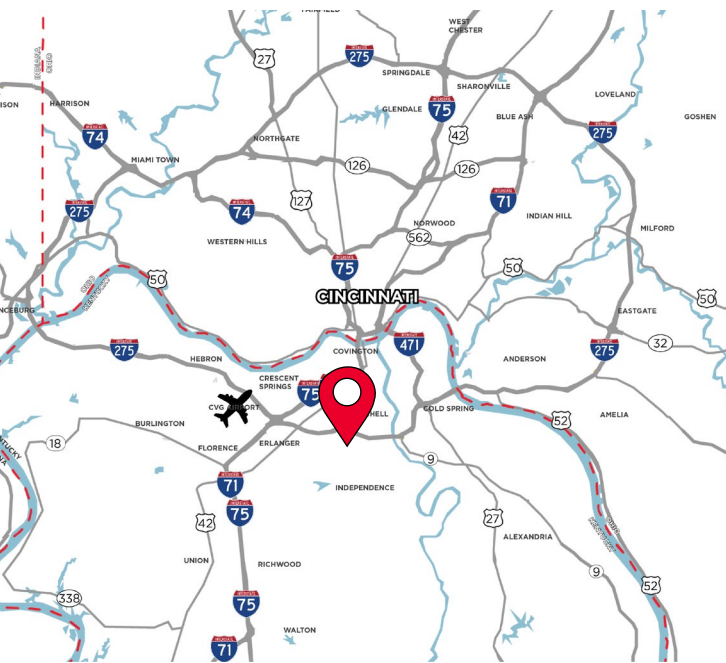
3772 OLD MADISON PIKE

FORT WRIGHT, KY 41017

OFFICE/WAREHOUSE

SALE PRICE: \$135/SF

LEASE RATE: \$7.75/SF + \$1.50/SF



PROPERTY HIGHLIGHTS

- ±6,237 SF Available
- ±2,457 SF Office
- (4) Grade Level Drive In Doors (12' x 12')
- 18' Clear Height
- Close proximity to Cincinnati/Northern Kentucky International Airport, DHL SuperCargo and Amazon Prime Air Hubs
- Minutes to I-275

For more information, contact:

Seattle Stein

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Jeff Bender, SIOR, CCIM

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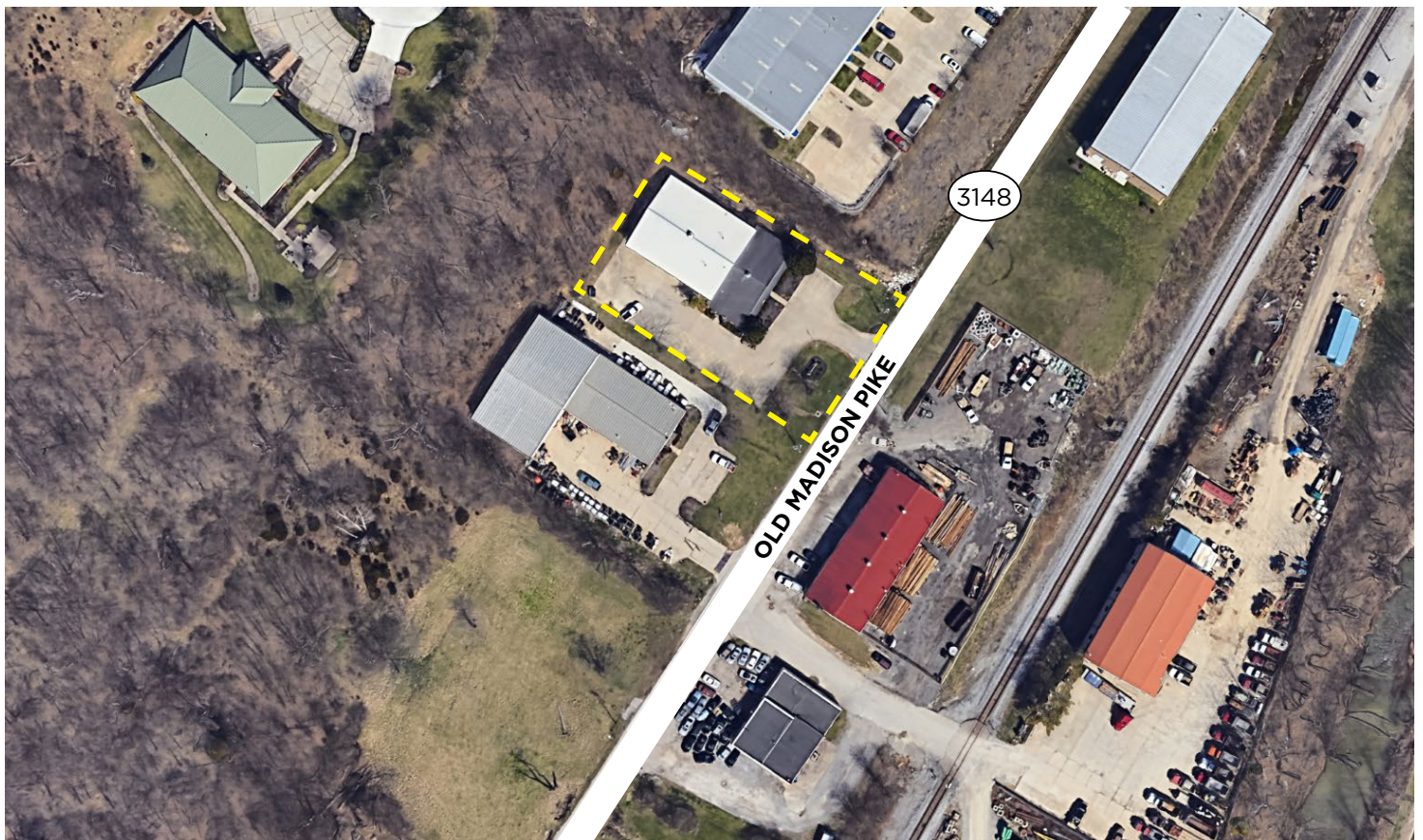
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FORT WRIGHT, KY 41017

BUILDING SPECIFICATIONS

SALE PRICE: \$135/SF
LEASE RATE: \$7.75/SF +
\$1.50/SF (TAXES & INSURANCE)

GOVERNING JURISDICTION	Kenton County	HVAC	Gas-fired space heaters
TOTAL SIZE	6,237± SF	DOORS	Four (4) Drive-In Doors (12' x 12')
OFFICE SIZE	2,457± SF	PARKING	20± Auto Spaces
ACRES	0.91 Acres	CONSTRUCTION	Pre-engineered Metal
YEAR BUILT	1987	ZONING	I-1, Light Industrial
COLUMN SPACING	Clear Span	ELECTRIC/GAS	www.duke-energy.com
CLEAR HEIGHT	18'	WATER/SEWER	https://nkywater.org/
ROOF	Standing Seam Metal Roof (Original)	TELEPHONE/DATA	www.altafiber.com
LIGHTING	Fluorescent Lighting		



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PHOTOS



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AERIAL



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