



Colliers

For Sale or Lease

1 Sandbank Rd
Ludlow, KY 41016

Some recent upgrades!
Attractive assumable loan in place!

Chuck Ackerman, CCIM, SIOR
Senior Vice President
+1 513 562 2266
chuck.ackerman@colliers.com

Bill Keefer, SIOR
Senior Vice President
+1 513 562 2235
bill.keefer@colliers.com

Jeff Kroeger, CCIM, SIOR
Senior Vice President
+1 513 562 2215
jeffrey.kroeger@colliers.com

Colliers | Greater Cincinnati
425 Walnut St, Suite 1200
Cincinnati, Ohio 45202
+1 513 562 2213



1 Sandbank
83,682 SF

This aerial photograph shows two large industrial buildings. A blue line with a dot points from the '1 Sandbank' text box to the building in the upper left. Another blue line with a dot points from the '4 Sandbank' text box to the larger building in the center. The surrounding area includes bare trees, a residential neighborhood in the background, and railroad tracks in the foreground.

2 Buildings can be
sold/leased together or
seperate!

4 Sandbank
* Also Available: 24,332 SF





Property Highlights

Address 1 Sandbank Road

Municipality City of Ludlow | Kenton County

Building Area 4,280 SF | Office
79,402 SF | Warehouse
83,682 SF | Total

Year Built 1980

Docks 5 Docks

Drive-ins 1 Drive-in Door

Clear Height 20' - 25'

Electric 1200 Amp, 480 Volt, 3-Phase

Acreage 5.330 Acres

Sprinkler Wet System

Current Transferable Loan Terms 4% interest rate on a 30 year amortization
2.5 years left on the term of the loan
\$2.5 Million balance

New Improvements New owner upgrades include electric, dry sprinkler system, etc.
Owner will provide flexible tenant improvement package

Lease Rate: \$5.50/SF NNN
Sale Price: Negotiable

Contact Us

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