

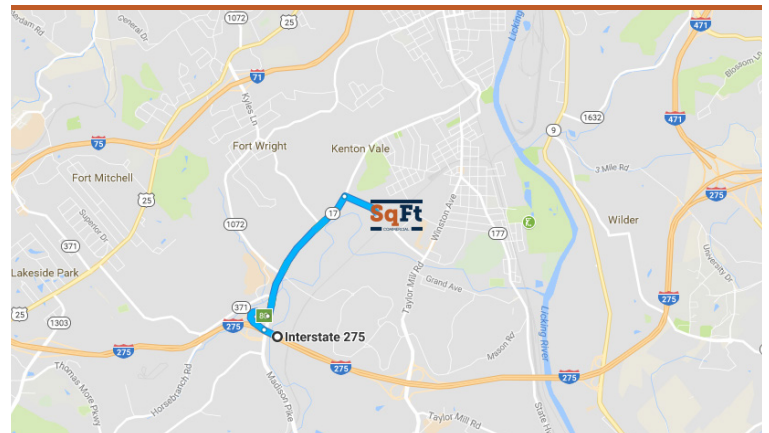


## 2809 HOWARD LITZLER DR, FT WRIGHT, KY 41015- KENTON COUNTY

AVAILABLE FOR LEASE

### PROPERTY DETAILS

<b>Total SqFt:</b>	10,764
<b>Warehouse SqFt:</b>	10,764
<b>Office SqFt:</b>	To suit
<b>Clear Height:</b>	22'+
<b>Year Built:</b>	2018
<b>Type Construction:</b>	Structure Steel Building
<b>Lighting:</b>	To Suit (T-5's or LED's)
<b>Column Spacing:</b>	50'x102'
<b>Dock door:</b>	Two (2) – 10'x12' with mechanical pit levelers and seals
<b>Drive-in door:</b>	None/To Suit
<b>Sprinkler:</b>	Yes - Wet System
<b>Electrical Service:</b>	200 amps/208 volts/3-phase
<b>Heat:</b>	Natural gas-fired unit heaters
<b>Roof:</b>	60 mil PVC
<b>Truck court:</b>	Concrete apron (46') and heavy duty asphalt
<b>Parking Lot:</b>	15 spaces
<b>Restrooms:</b>	To suit



### PROPERTY HIGHLIGHTS



**10,764 SqFt**

- Class A new construction completed December 2018
- Suites available 5,350 SqFt – 10,764 SqFt
- Docks/drive-in's
- Offices to suit
- Occupancy available immediately
- Minutes to I-75, I-275, I-471

INFO@SQFTCOMMERCIAL.COM | (513) 843-1600 | [SQFTCOMMERCIAL.COM](http://SQFTCOMMERCIAL.COM)

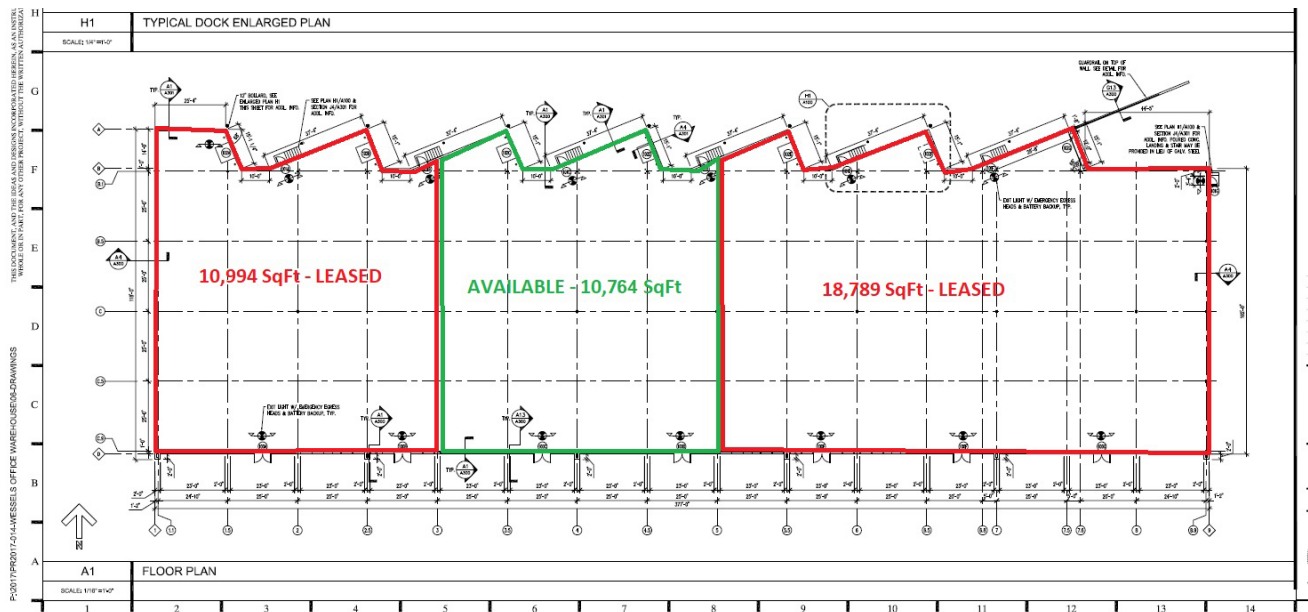


# 2809 HOWARD LITZLER FT WRIGHT, KY

AERIAL



FLOOR PLAN



INFO@SQFTCOMMERCIAL.COM | (513) 843-1600 | [SQFTCOMMERCIAL.COM](https://www.sqftcommercial.com)

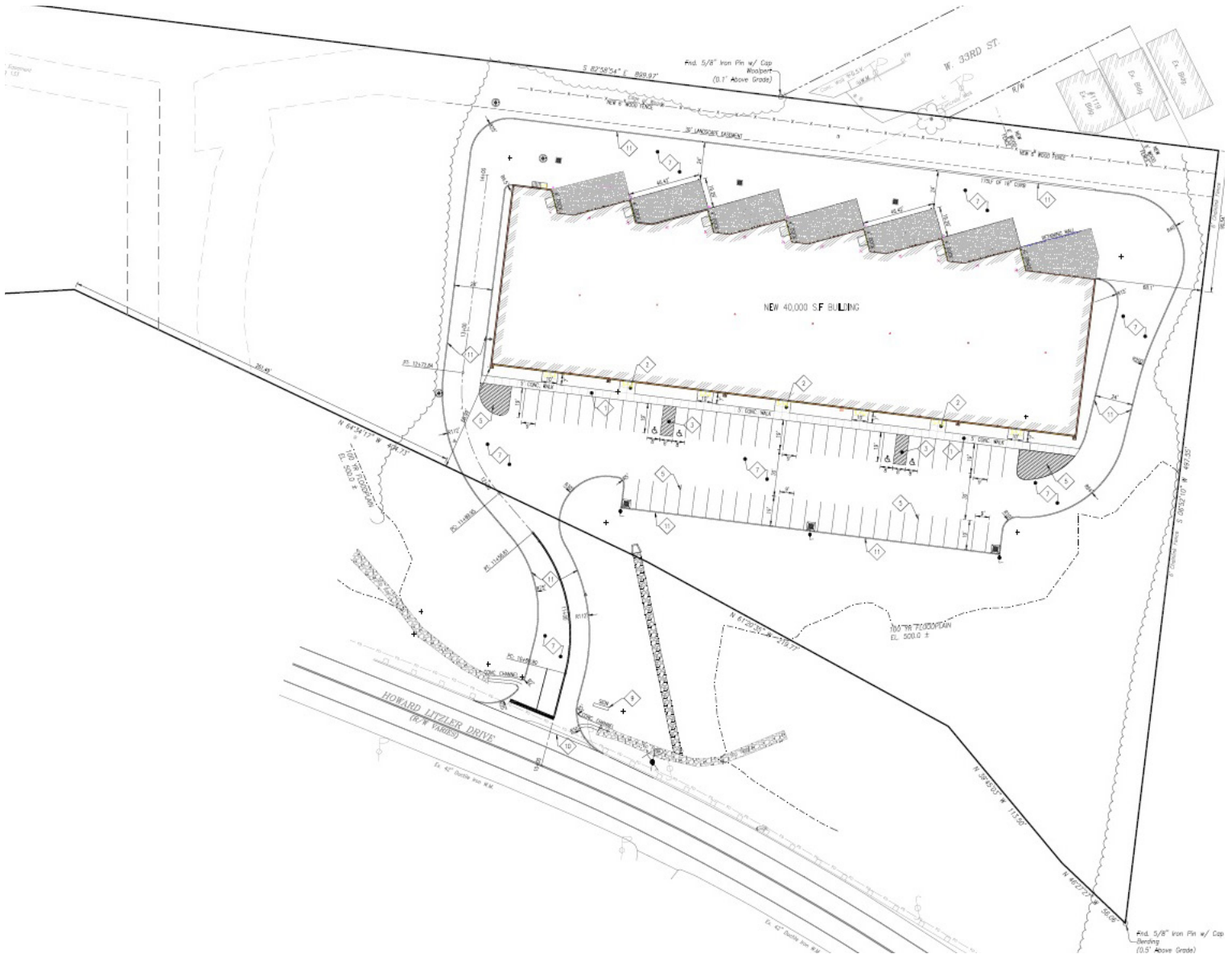


**Roddy MacEachen**  
(513) 739-3985  
Roddy@SqFtCommercial.com

**Jared Wagoner**  
(812) 890-1768  
Jared@SqFtCommercial.com

**2809 HOWARD LITZLER**  
FT WRIGHT, KY

**SITE PLAN**



INFO@SQFTCOMMERCIAL.COM | (513) 843-1600 | [SQFTCOMMERCIAL.COM](https://www.sqftcommercial.com)



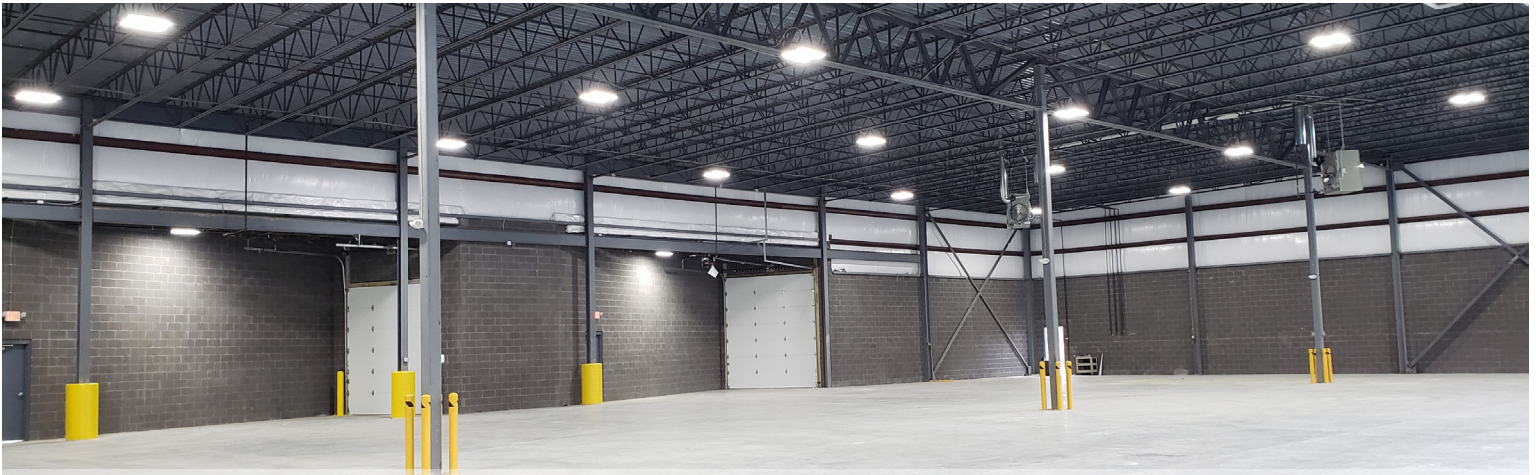
**Roddy MacEachen**  
(513) 739-3985  
[Roddy@SqFtCommercial.com](mailto:Roddy@SqFtCommercial.com)

**Jared Wagoner**  
(812) 890-1768  
[Jared@SqFtCommercial.com](mailto:Jared@SqFtCommercial.com)



**2809 HOWARD LITZLER**  
FT WRIGHT, KY

**ADDITIONAL PHOTOS**



**CLICK HERE FOR AERIAL PHOTOS**



**CLICK HERE FOR AERIAL VIDEO**

**CLICK HERE FOR TRUCK ACCESS VIDEO**

INFO@SQFTCOMMERCIAL.COM | (513) 843-1600 | [SQFTCOMMERCIAL.COM](https://www.sqftcommercial.com)



**Roddy MacEachen**  
(513) 739-3985  
[Roddy@SqFtCommercial.com](mailto:Roddy@SqFtCommercial.com)

**Jared Wagoner**  
(812) 890-1768  
[Jared@SqFtCommercial.com](mailto:Jared@SqFtCommercial.com)