

INDUSTRIAL SPACE AVAILABLE

EMPIRE COMMERCE CENTER
7585-7587 EMPIRE DRIVE
UNINCORPORATED BOONE COUNTY, KY



Available

EMPIRE COMMERCE CENTER

FOR MORE INFORMATION PLEASE CONTACT:

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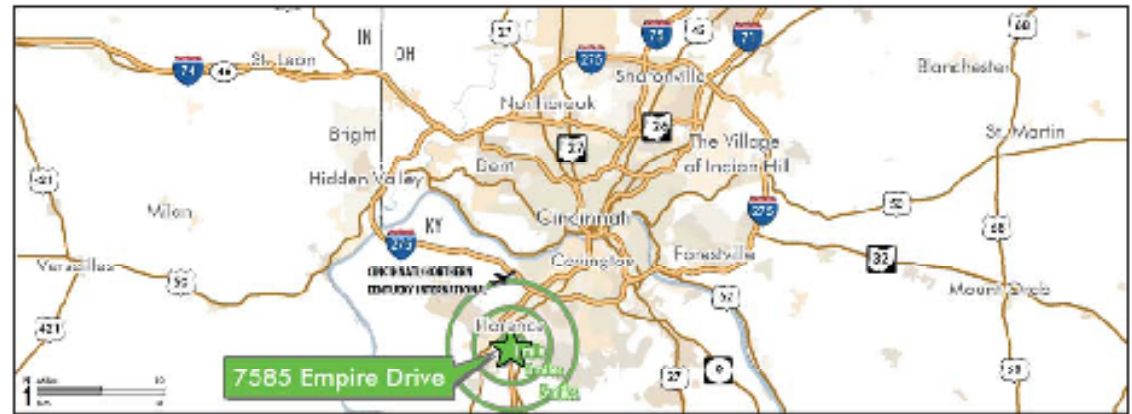
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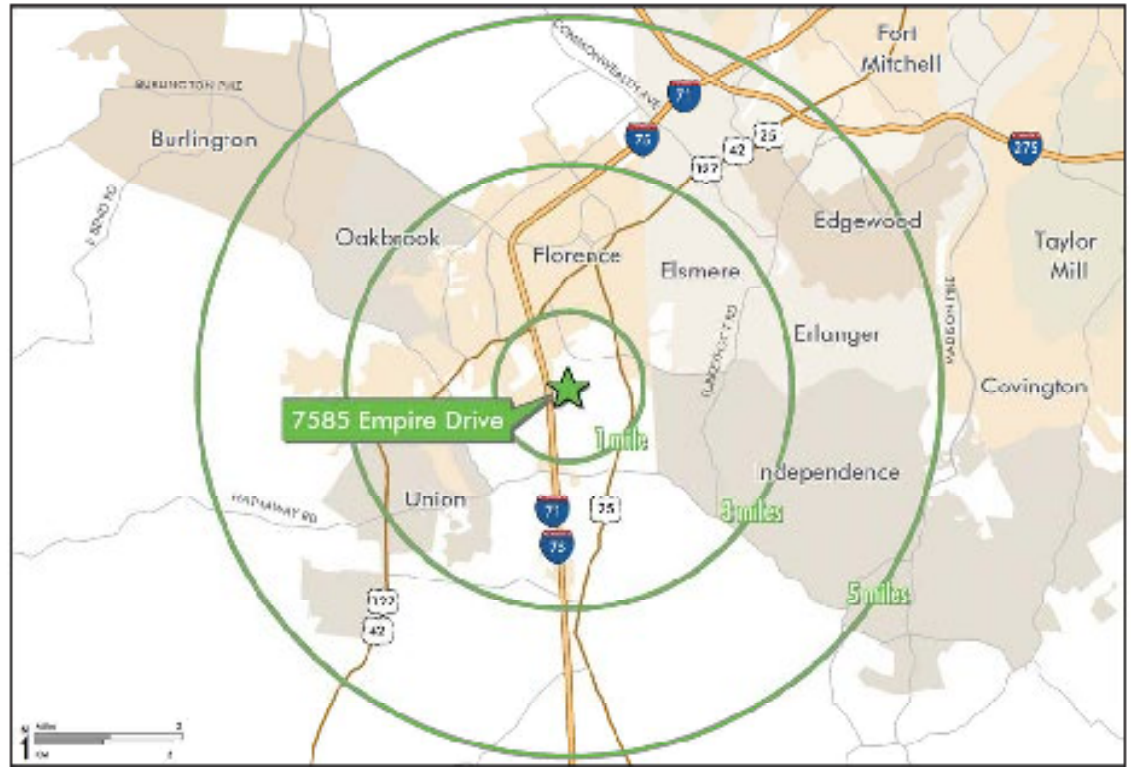


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SPECIFICATIONS

TOTAL SQ. FT.	148,415
AVAILABLE SQ. FT.	58,050
OFFICE AREA SQ. FT.	824
ACRES	11.61
YEAR BUILT	1973
DOCK DOORS W/LEVELERS	Five (5) 2 - 9'x10' 3 - 8'x10' (4) Edge of dock levelers (1) Mechanical pit leveler
DRIVE-IN DOORS	One (1) 10'x12'
CLEAR HEIGHT	28'
BUILDING DEPTH	200'
ROOF	Single-ply EPDM membrane
SPRINKLERS	ESFR
LIGHTING	Sodium Vapor
COLUMN SPACING	24' X 40'
ZONING	I-2 Heavy Industrial
LEASE RATE	\$2.75/sq. ft. N
OPERATING EXP.	\$0.80/ sq. ft.



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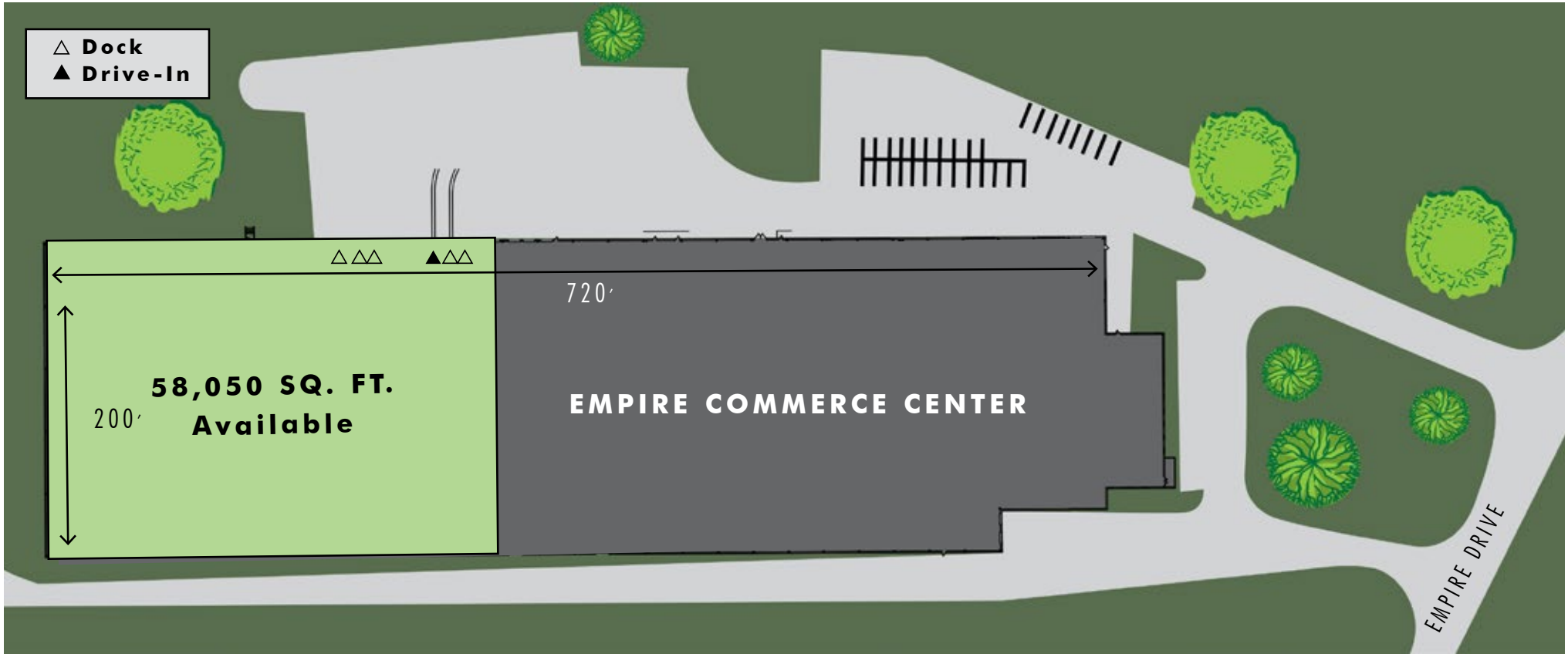
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SITE PLAN



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