



**CUSHMAN &  
WAKEFIELD**

FOR LEASE

**Kentucky Drive Business Ctr 4**  
7968 Kentucky Drive, Florence, KY 41042



## Office Warehouse Suites



- **16,250 SF Available**
- Greater Cincinnati's largest industrial park
- Front loaded
- Ideal for office/warehouse or distribution
- Heavy industrial zoning
- 15 minutes to Downtown Cincinnati
- Close proximity to Cincinnati/N Kentucky International Airport

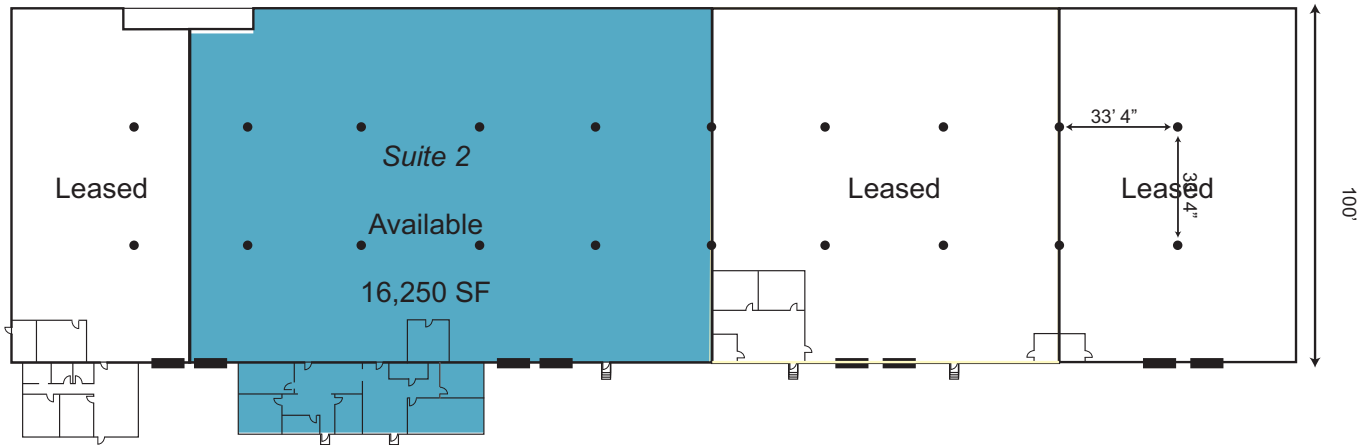
For more information, contact:

**Jeffrey R. Bender, SIOR, CCIM**  
513.763.3046  
jeff.bender@cushwake.com

201 E Fourth Street  
Suite 1800  
Cincinnati, OH 45202

T: 513.421.4884  
F: 513.421.1215

[www.cushmanwakefield.com](http://www.cushmanwakefield.com)



Kentucky Drive Business Center consists of four office/warehouse buildings totaling 172,081 sf located in Northern Kentucky Industrial Park (NKIP), the largest industrial park in Greater Cincinnati. They enjoy a great location off of Industrial Road, the major east-west thoroughfare in the NKIP.

### Property Specifications

- 16,250 SF available
- 1,500 sf office
- Three (3) dock door
- 14' clear
- 3,333 sf bays
- Fluorescent lighting

For more information, contact:

**Jeffrey R. Bender, SIOR, CCIM**

513.763.3046

jeff.bender@cushwake.com

201 E Fourth Street  
Suite 1800  
Cincinnati, OH 45202

T: 513.421.4884

F: 513.421.1215

[www.cushmanwakefield.com](http://www.cushmanwakefield.com)



FOR LEASE

# Kentucky Drive Business Ctr 4

7968 Kentucky Drive, Florence, KY 41042

Total Complex Area: 172,081 sf in four buildings

Total Building Area: 38,700 sf

Available Area:

    Suite 2: 16,250 square feet.  
1,500 sf office. 3 docks.  
**\$3.50/sf NNN**

Year Built: 1976

Construction Type: Concrete block

Ceiling Height: 14'

Column Spacing: 33' 4" x 33' 4"

Bay Size: 33'4" x 100' (3,333 sf bays)

Truck Doors: Seven (7) docks in building

Lighting: Fluorescent strip

HVAC: Gas-fired unit heaters

Sprinkler System: Dry system

Utilities:

    Electric: Duke Energy  
(513.421.9500)  
120/240-volt

    Gas: Duke Energy  
(513.421.9500)

    Water: Boone County Water &  
Sewer

    Sewer: Sanitation District #1  
(859.578.7450)

    Telephone: Cincinnati Bell Telephone  
(513.566.5050)



Parking: Ample auto parking

Zoning: I-2, Heavy Industrial,  
Boone County

Governing Jurisdiction: Unincorporated Boone  
County

Operating Expenses (2016): \$1.20/sf/year

For more information, contact:

**Jeffrey R. Bender, SIOR, CCIM**

513.763.3046

jeff.bender@cushwake.com

201 E Fourth Street  
Suite 1800  
Cincinnati, OH 45202

T: 513.421.4884

F: 513.421.1215

[www.cushmanwakefield.com](http://www.cushmanwakefield.com)

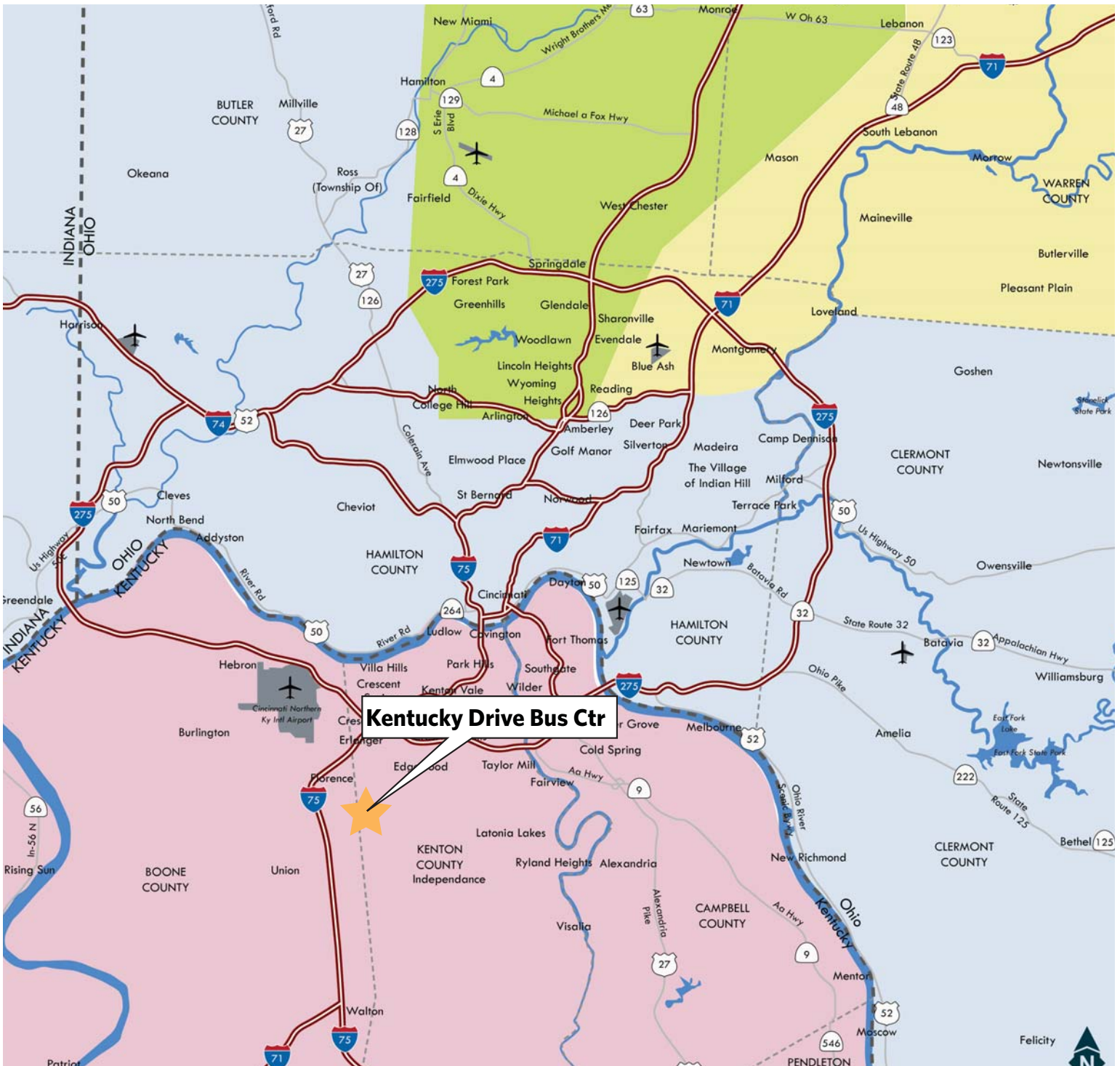


**CUSHMAN & WAKEFIELD**

FOR LEASE

# Kentucky Drive Business Ctr 4

7968 Kentucky Drive, Florence, KY 41042



For more information, contact:

**Jeffrey R. Bender, SIOR, CCIM**  
513.763.3046  
jeff.bender@cushwake.com

201 E Fourth Street  
Suite 1800  
Cincinnati, OH 45202

T: 513.421.4884  
F: 513.421.1215

[www.cushmanwakefield.com](http://www.cushmanwakefield.com)