



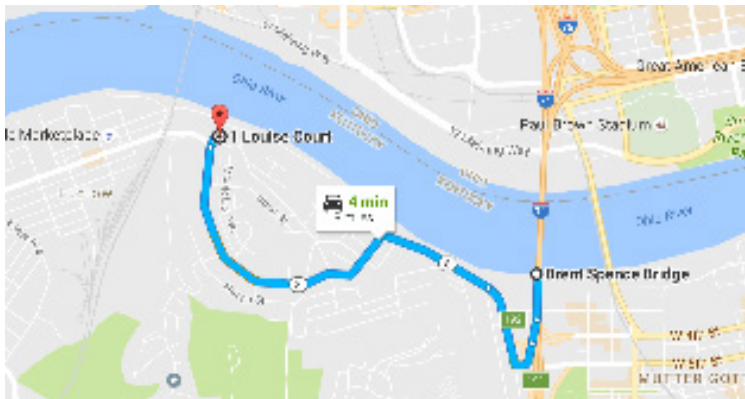
# 1 LOUISE COURT, LUDLOW, KY 41016 - KENTON COUNTY

AVAILABLE FOR LEASE - \$4.25/SQFT GROSS

## PROPERTY HIGHLIGHTS

 **14,000 SqFt**

- Three (3) van high dock doors – 8’ x 8’
- One (1) drive-in door – 8’ x 8’
- One mile to Interstate 71/75
- Secure, fenced lot



## PROPERTY DETAILS

Warehouse SqFt:	14,000
Office SqFt:	150 (1 private office)
Clear Height:	12’ – 13’
Year Built	1960’s
Construction:	Concrete block
Lighting:	T-5 high efficiency fluorescent
Column Spacing:	Varies
Dock Door:	Three (3) van high doors – 8’ x 8’
Drive-In Door:	One (1) – 8’ x 8’
Sprinkler:	N/A
Electric:	480 volt/3-phase
Heat:	None
Roof:	Ballasted rubber membrane
Restrooms:	One (1) – Shared

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