



46,150 SF Distribution Facility For Sale



- **9,600 SF Distribution Facility**
- Easy Interstate Access
- Five (5) dock doors
- One (1) drive-in door
- Minutes to Cincinnati/NKY International Airport
- Lodging, retail and restaurants

Sale Price: \$2,250,000

For more information, contact:

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221 E Fourth Street, Suite 2600
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513-421-4884
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Property Specifications

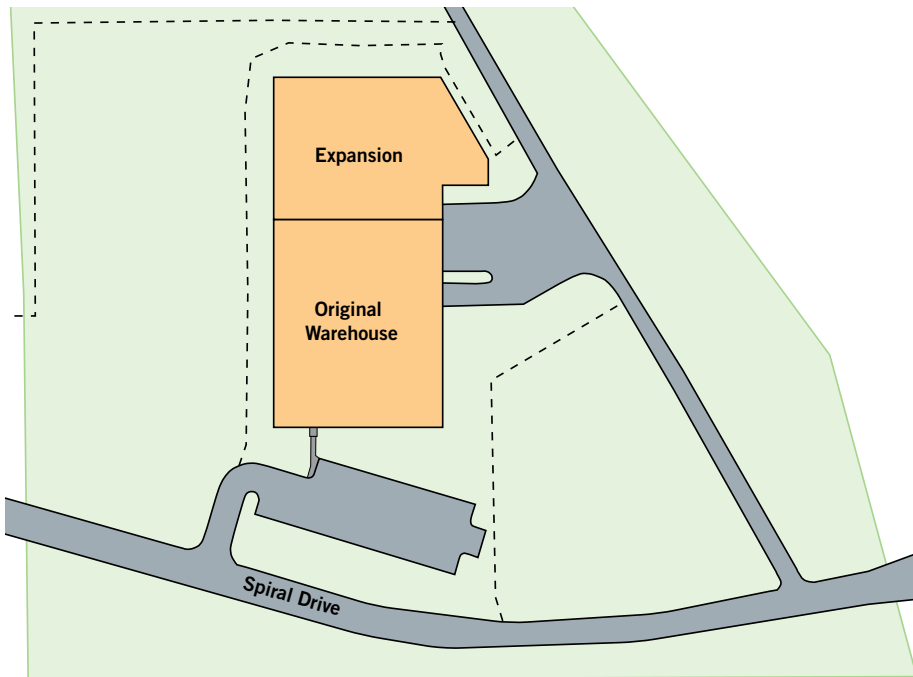
Total Building Area:	46,150 square feet	Utilities:	
Office Area:	9,600 square feet (approximate)	Electric:	Duke Energy (513.421.9500) 400 amp, 480/277 volt, original service
Warehouse Area:	36,550 square feet (approximate)	Gas:	Duke Energy (513.421.9500)
Land Area:	2.267 acres (approximate)	Water:	N. Kentucky Water District (859.578.9898)
Year Built:		Sewer:	Sanitation District #1 (859-578-7450)
Original	(25,920 SF) in 1998	Telephone:	Cincinnati Bell Telephone (513.566.5050)
Expansion	(20,230 SF) in 2003	Zoning:	I-1, Light Industrial, Boone County
Construction Type:	Split-faced block construction over structural steel	Governing Jurisdiction:	City of Florence/ Boone County
Ceiling Height:	18'	Sale Price:	\$2,250,000 (\$48.75/SF)
Column Spacing:		Lease Rate:	\$5.50/SF NNN
Original Building:	36' X 44'		
Expansion:	36' X 47'		
Roof:	Single-ply EPDM membrane ballasted roof over rigid insulation (R=12.5)		
Floor:			
Original:	6" unreinforced concrete slab		
Expansion:	6" reinforced concrete slab		
Truck Doors:	Five (5) dock doors (8'8" X 9'4") Four (4) 30,000-lb. levelers One (1) drive-in door (12' X 14')		
Lighting:	400 watt metal halide		
HVAC:	Gas-fired unit heaters		
Sprinkler:			
Original:	Wet system. 0.30 gpm/ 2,000 sf, Class I, II or III storage		
Expansion:	0.33 gpm/2,000 sf, Class I, II or III storage		
Car Parking:	47 total auto spaces		

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Aerial Photo



24 Spiral Drive is an attractive freestanding building available for sale in Florence, Kentucky. The original 25,920 sf building was constructed in 1998 with a 20,230 sf expansion in 2003.

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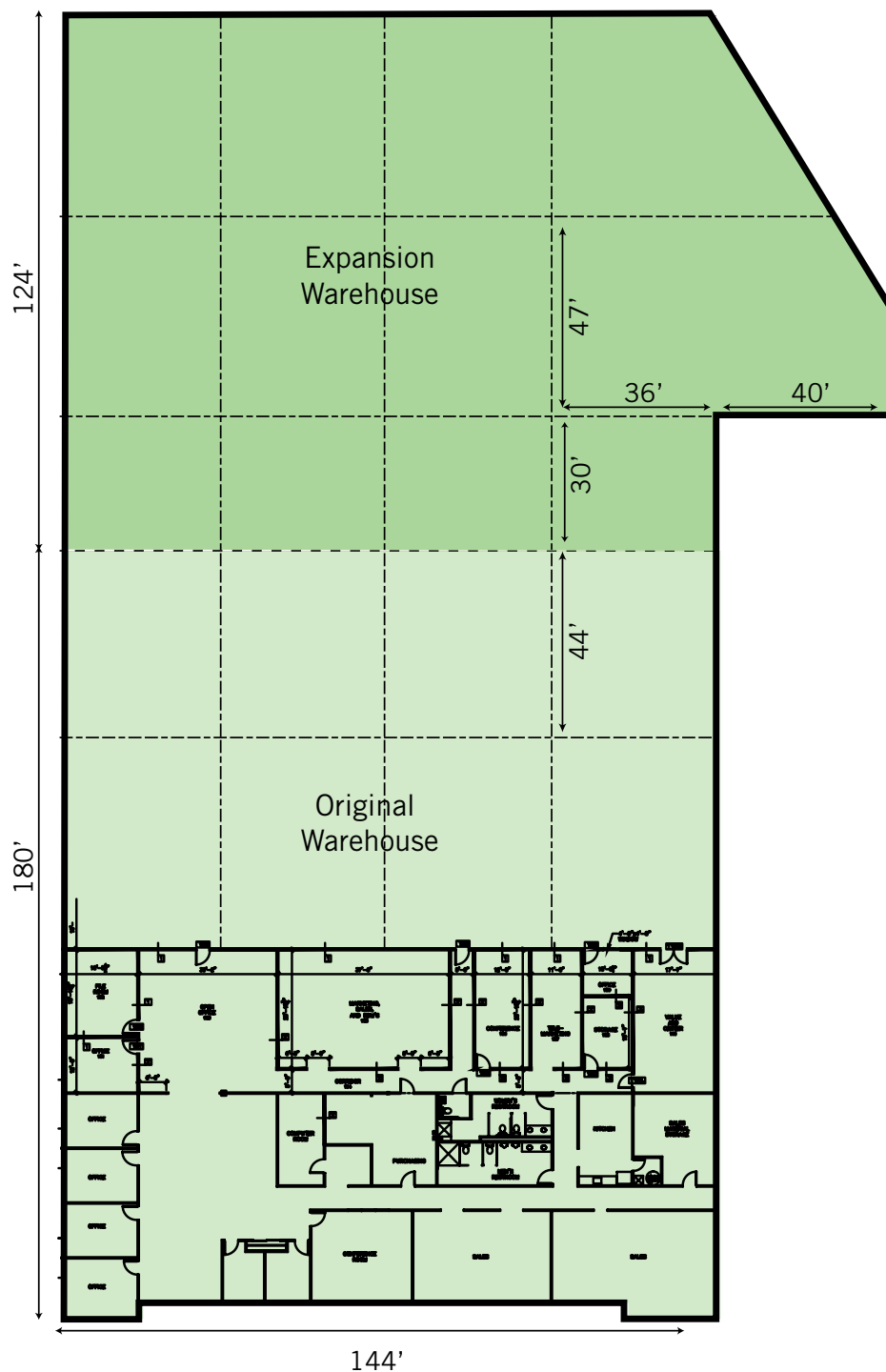
- 46,150 SF
- 9,600 SF office
- 2.267 acres
- 18' clear
- Metal halide lighting

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Floor Plan



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Regional Map



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