



CUSHMAN & WAKEFIELD

FOR LEASE

Kentucky Drive Business Ctr 2

7960 Kentucky Drive, Florence, KY 41042



Office Warehouse Suites



- **16,800 SF Available**
- Greater Cincinnati's largest industrial park
- Rear loaded
- Ideal for office/warehouse and 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

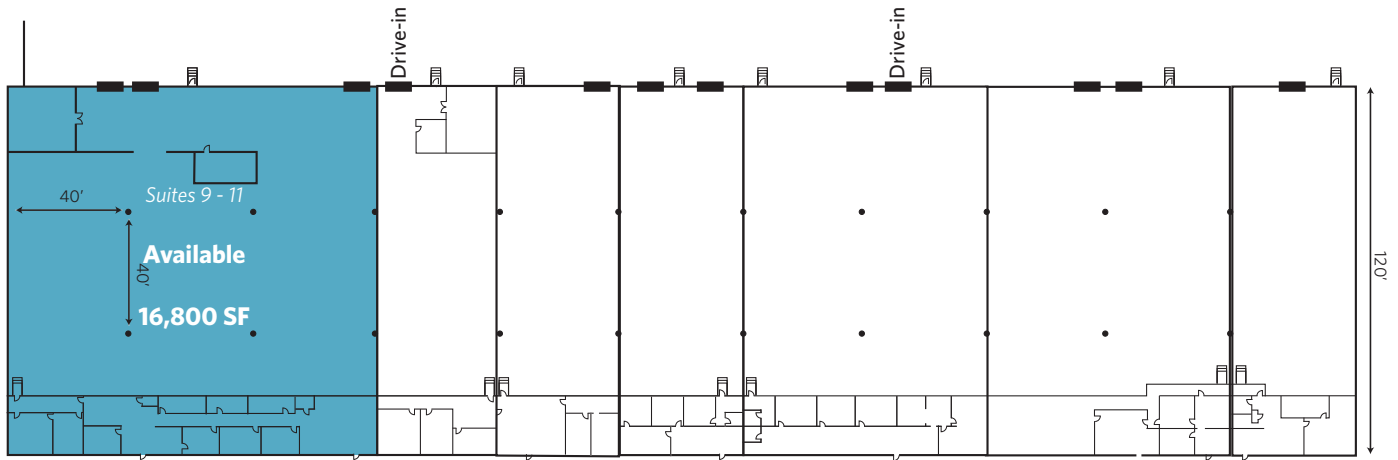
jeff.bender@cushwake.com

201 E Fourth Street
Suite 1800
Cincinnati, OH 45202

T: 513.421.4884

F: 513.421.1215

www.cushmanwakefield.com



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

- 16,800 sf
- 2,400 sf office
- Three (3) docks
- 18' clear
- Fluorescent lighting

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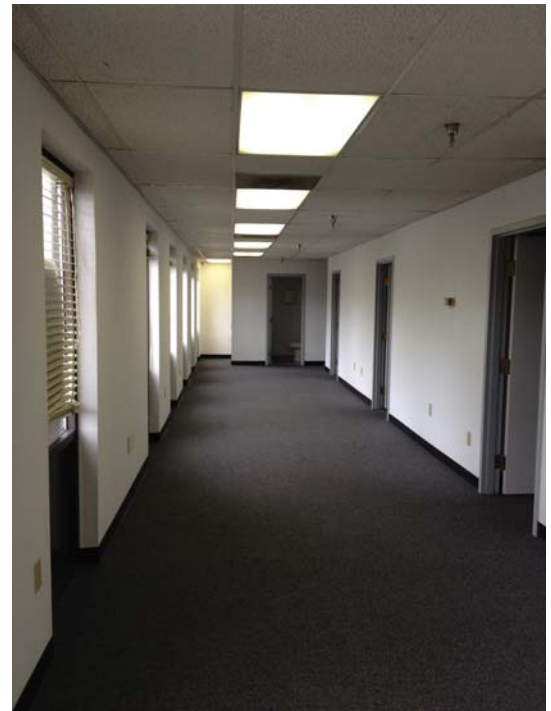
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Total Complex Area:	172,081 sf in four buildings
Total Building Area:	61,400 sf
Available Area:	
Suites 9-11 :	16,800 square feet. 2,400 sf office. 3 docks. \$3.50/SF
Year Built:	1976
Construction Type:	Concrete block
Ceiling Height:	18'-19'
Column Spacing:	40' x 40'
Truck Doors:	Twelve (12) docks in building
Lighting:	Fluorescent strip
HVAC:	Gas-fired unit heaters
Sprinkler System:	Dry system
Utilities:	
Electric:	Duke Energy (800.544.6900) 120/277/480-volt, 3-phase
Gas:	Duke Energy (800.544.6900)
Water:	Boone County Water & Sewer
Sewer:	Sanitation District #1 (859.578.7450)
Telephone/Data:	Cincinnati Bell Telephone (513.566.5050) Time Warner Cable (877.415.4758)
Parking:	67 auto stalls
Zoning:	I-2, Heavy Industrial, Boone County
Governing Jurisdiction:	Unincorporated Boone County
Operating Expenses (2016):	\$1.20/sf/year



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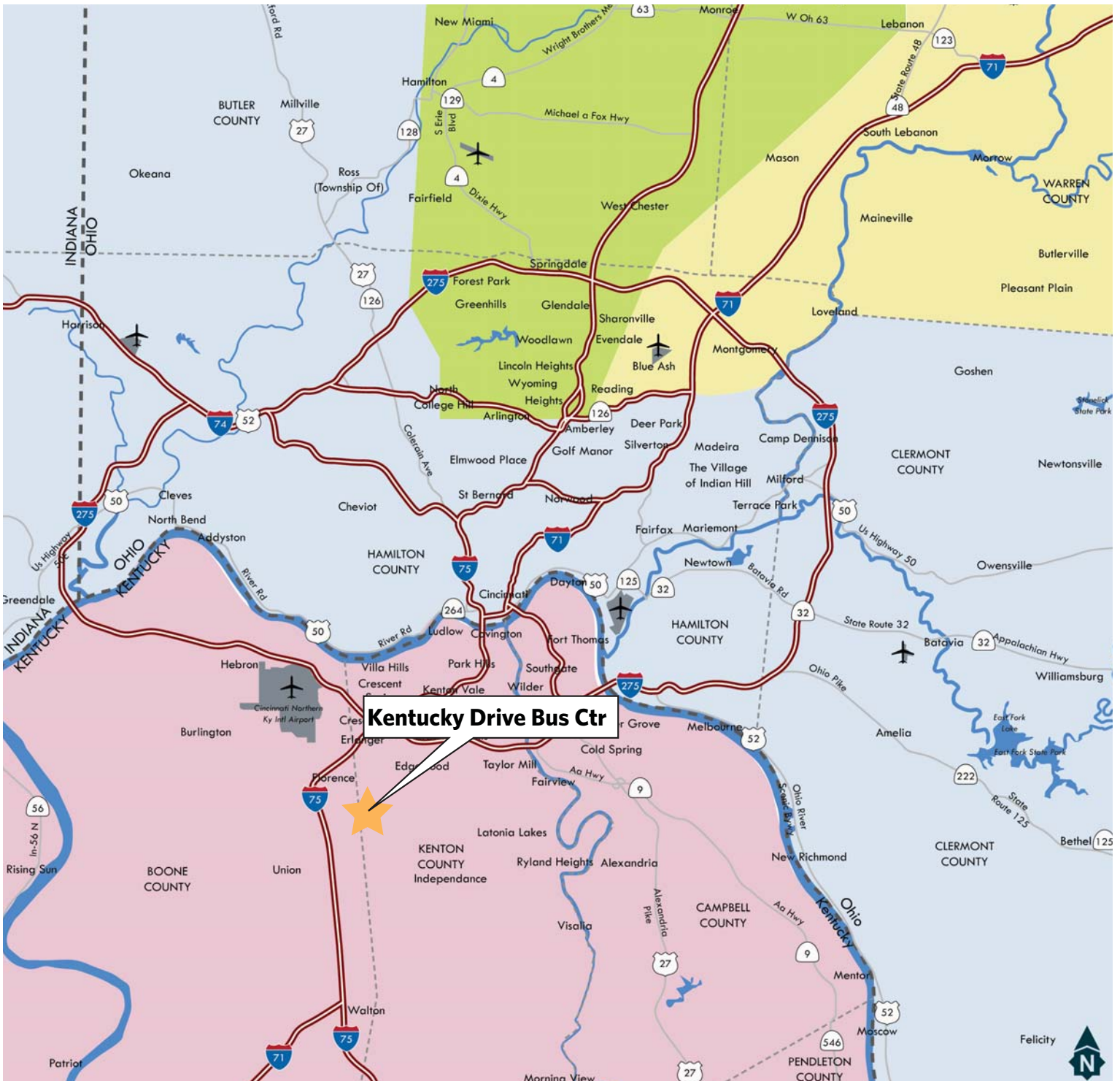


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