



1730 RUSSELL ST. COVINGTON, KY 41011 – KENTON COUNTY
 AVAILABLE



PROPERTY HIGHLIGHTS

 **68,200 Total SqFt**

- Located less than 1-mile to Interstate 75
- Multiple loading docks/ drive-in's
- Heavy power throughout
- Surplus parking/storage available
- Divisible to +/- 25,000 SqFt
- Exhaust Fans

Total SqFt:	68,200
Warehouse SqFt:	65,475
Office SqFt:	2,725
Acreage:	3.659 acres
Clear Height:	14'-20'
Year Built:	1988/1991/1998
Type Construction:	Pre-engineered steel frame and concrete block
Lighting:	LED's
Column Spacing:	30' x 50'
Dock doors:	Four (4) 9' x 10' with mechanical pit levelers and seals
Drive-in doors:	Two (2) 10' x 12' One (1) 9' x 10'

Sprinkler:	Yes; Wet system
Electrical Service:	240/480 volt - 3phase - 1,200+ amps
Heat:	Natural gas forced air units
Roof:	Metal (pitched)
Truck court:	Concrete: 110'+
Parking Lot:	Twenty (25) + spaces and expandable to 100+ total
Restrooms:	One (1) Set in office. Two (2) sets in warehouse
Kenton County Parcel ID:	055-13-02-012.00
Zoning:	IL-1M

INFO@SQFTCOMMERCIAL.COM | (513) 843-1600 | SQFTCOMMERCIAL.COM

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PROPERTY PHOTOS



DISTANCE MAP



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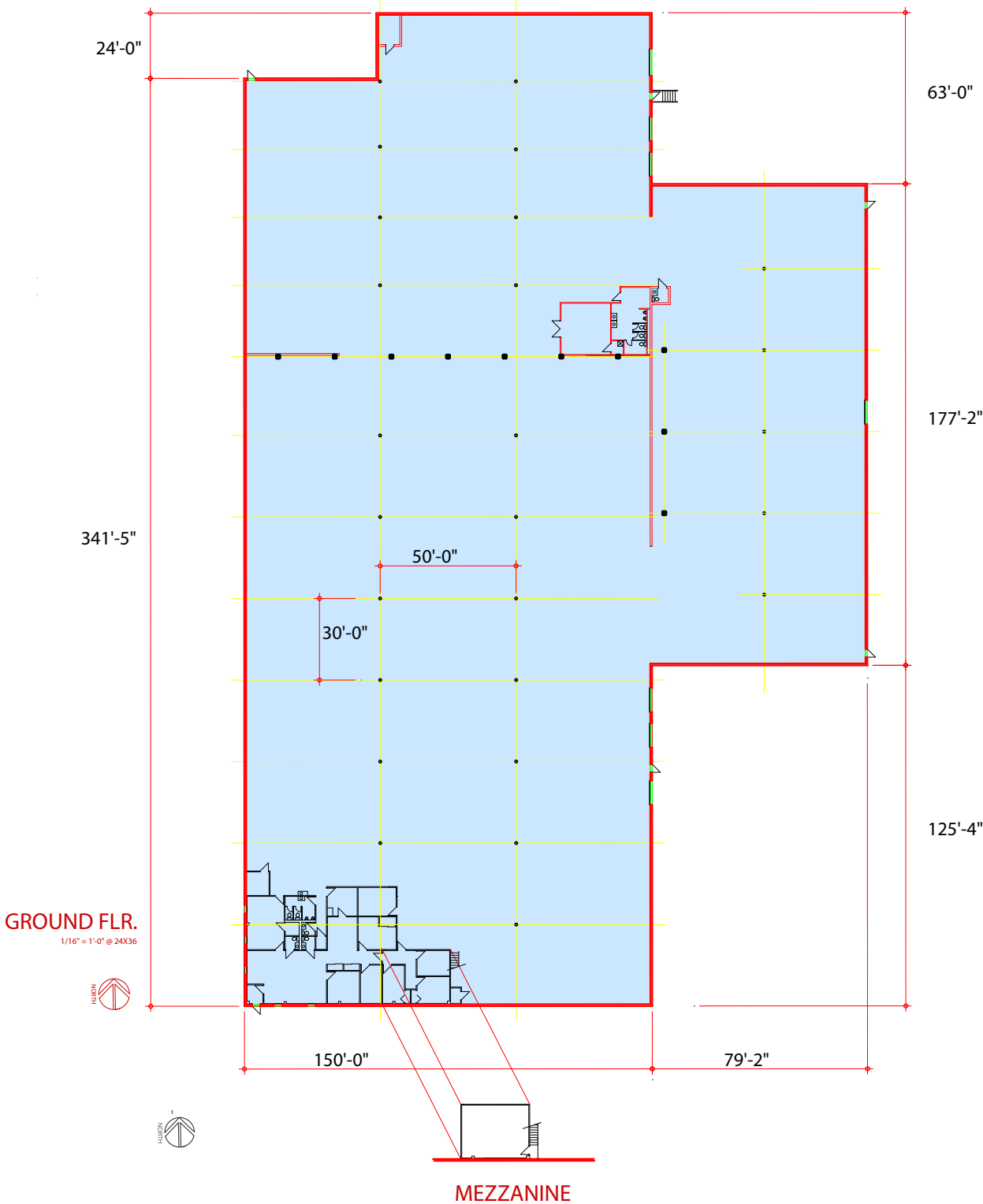
Roddy MacEachen
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Jared Wagoner
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Agent/Broker has ownership interest in subject property.

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FLOOR PLAN



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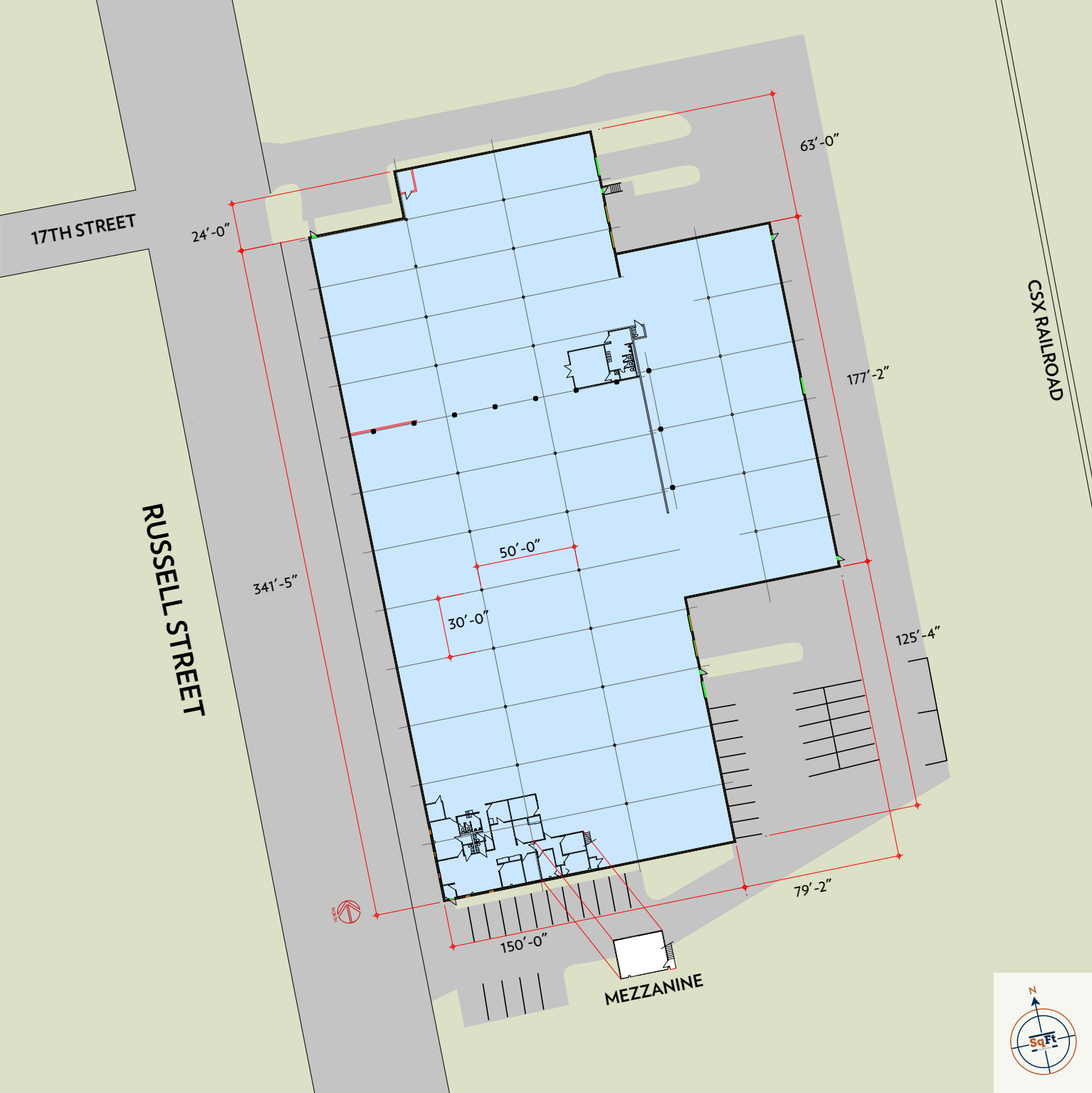
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SITE PLAN



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