

INDUSTRIAL
PROPERTY
FOR SUBLEASE



ENTERPRISE STATION A 7107 INDUSTRIAL ROAD

FLORENCE, KY 41042 :: BOONE COUNTY



CBRE

SPECIFICATIONS

Total Building Area	62,600 SF
Available Area	34,106 SF; Office to-suit; 11 docks
Ceiling Height	22' clear
Column Spacing	40' x 40'
Dock Doors	Eleven (11) docks - 9'x9'; Four (4) with seals and levelers
Floors	6" concrete
Roof	EPDM 45 mil membrane
Lighting	T-8
Sprinkler	Wet system
Lease Rate	\$2.50/SF N

Operating Expenses	\$0.77/SF/Year
Construction	Tilt up concrete
Building Dimensions	120'-160' x 440'
Year Built	1987
Truck Court	90'-150' concrete
HVAC	Gas-fired-air unit heaters
Electric	300 amp/480-volt/3-phase
Location	Center of Northern Kentucky Industrial Park
Zoning	I-1, Light Industrial, Boone County

FOR MORE
INFORMATION
PLEASE
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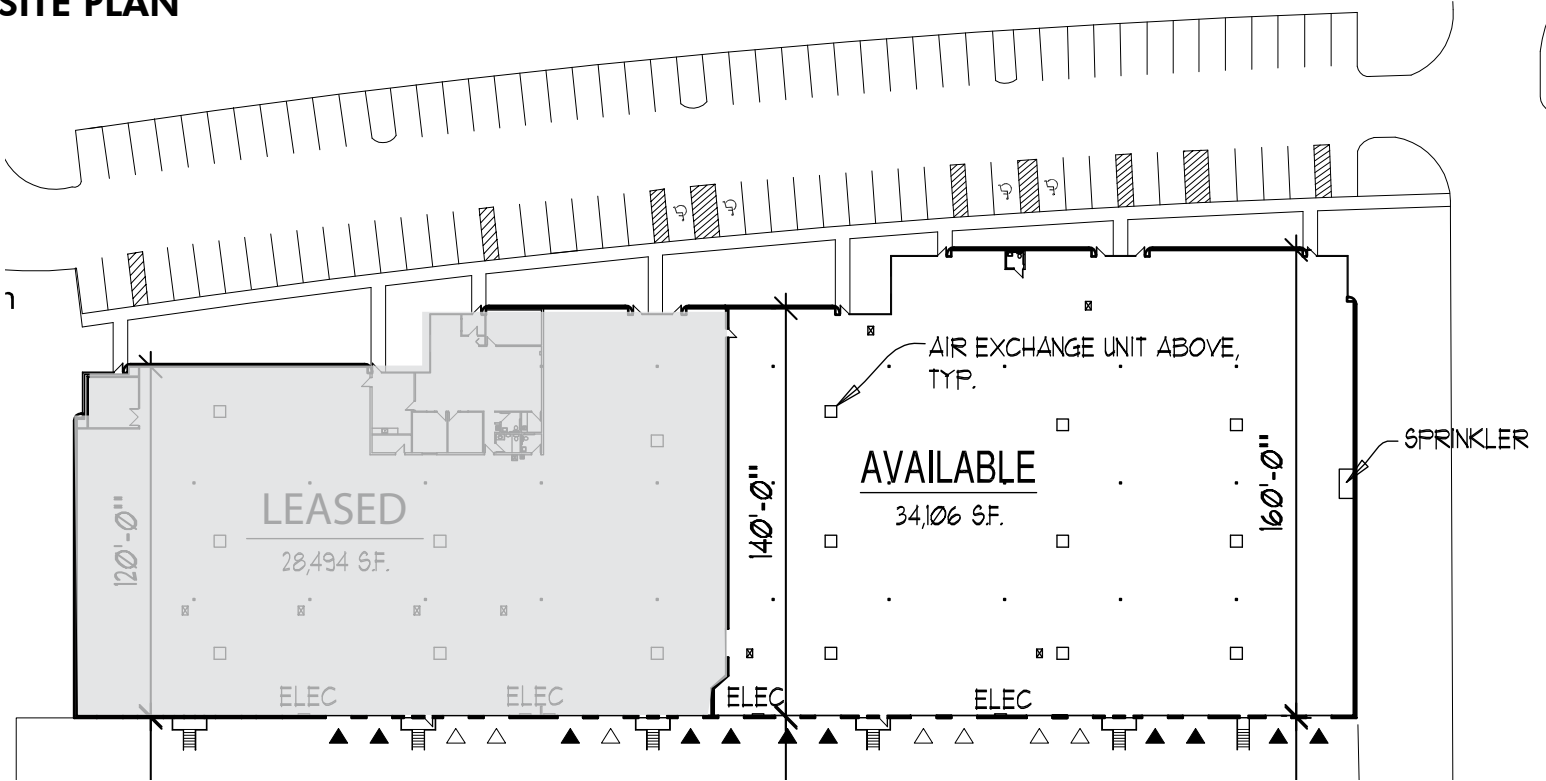
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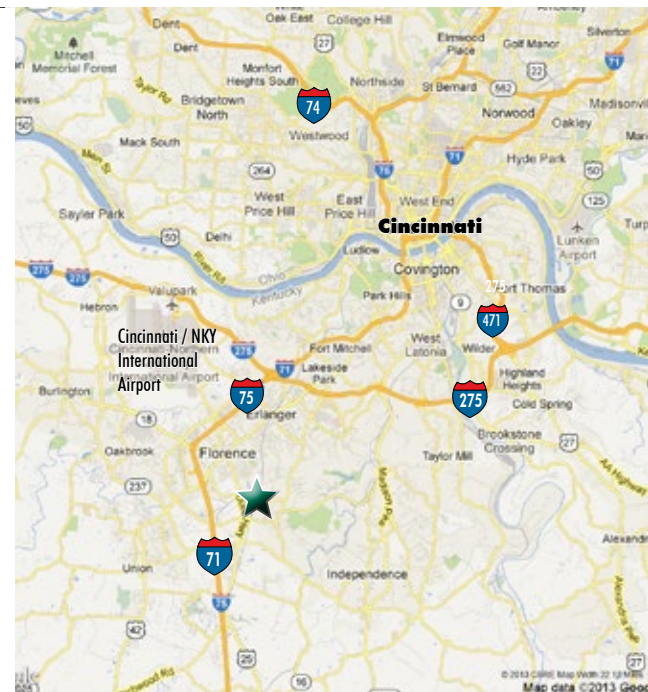
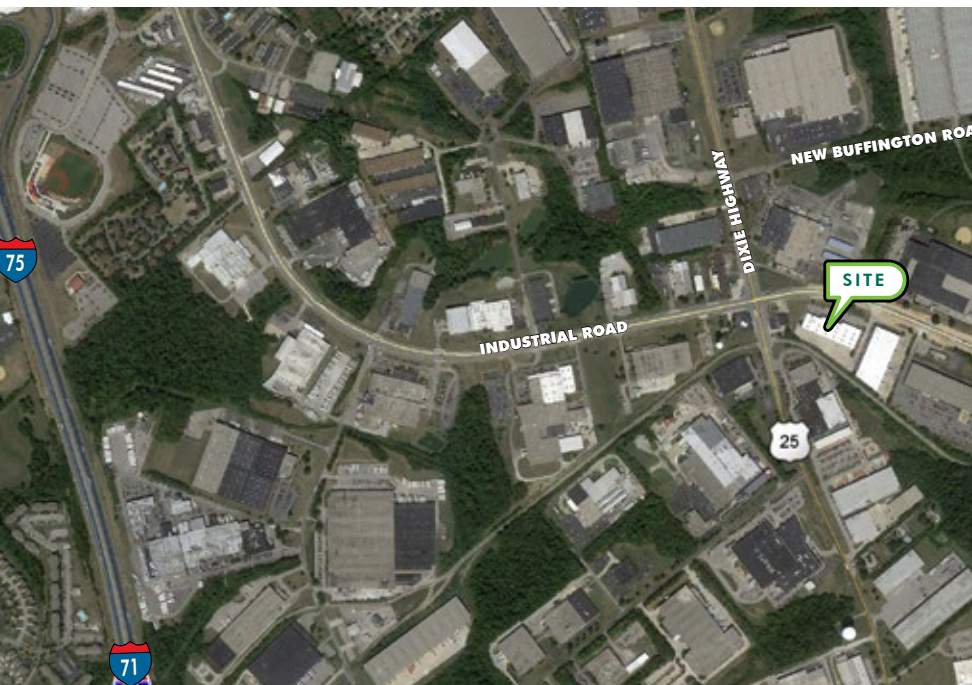
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SITE PLAN



AERIAL & LOCATION MAP



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