

FOR LEASE

DIXIE DISTRIBUTION CENTER I

8179 Dixie Highway, Florence, KY 41042



40,000 SF AVAILABLE

150,680 SF

Suite 200

- 40,000 SF Available
- 1,000 SF of Office Space
- 24' Clear
- Front Loaded
- Heavy Industrial Zoning
- No City Earnings Tax
- Recently Renovated



For more information, contact:

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BUILDING SPECIFICATIONS

Location:	Florence, KY
Building Size:	150,680 SF
Available Area:	Suite 200 40,000 SF 1,000 SF Office 6 Dock Doors
Zoning:	I-2, Heavy Industrial
Jurisdiction:	Unincorporated Boone County
Acres:	9.0 Acres
Year Built:	1989
Construction:	Pre-cast concrete panel and metal siding
Clear Height:	24'
Column Spacing:	40' x 50' 200' deep
Floors:	6" reinforced concrete with 42# mesh. 4,000 psi.
Roof:	Standing seam metal roof. 6" vinylfaced batt insulation. R-19.
Fire Suppression:	100% wet system
Lighting:	T-5 fluorescent
Truck Court:	237' shared truck court. 162' at east end of court. HD asphalt with 6" reinforced concrete dolly pads
Auto Parking:	18± auto stalls
HVAC:	Suspended forced-air gas unit heaters



Electric: 200 amps

Utilities:

Duke Energy

Electric: www.duke-energy.com

(800.544.6900)

Duke Energy

Gas: www.duke-energy.com

(800.544.6900)

N. Kentucky Water District

Water: www.nkywater.org

(859.578.9898)

Sanitation District #1

Sewer: www.sd1.org

(859.578.7450)

Cincinnati Bell

Telephone/Data: www.cincinnatibell.com

(513.566.5050)

Spectrum Cable

Data: www.spectrum.com

(866.481.7927)

LEASE RATE: \$4.50/psf NNN

OP EXP: \$0.98/psf

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SITE PLAN



