



FOR LEASE

# DIXIE DISTRIBUTION CENTER I

8179 Dixie Highway, Florence, KY 41042

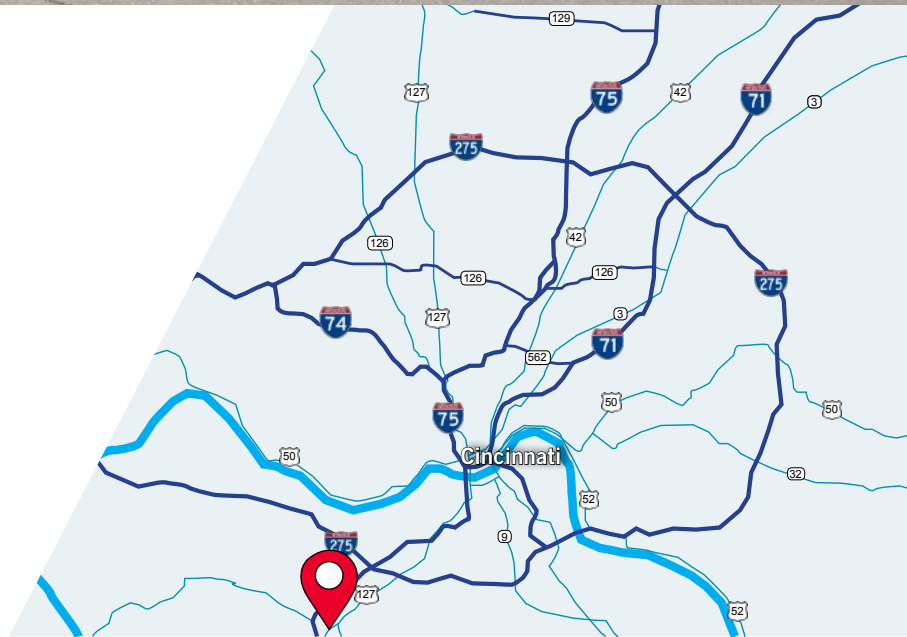


## 40,000 SF AVAILABLE

## 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

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



**Electric:** 200 amps

### Utilities:

**Electric:** Duke Energy  
www.duke-energy.com  
(800.544.6900)

**Gas:** Duke Energy  
www.duke-energy.com  
(800.544.6900)

**Water:** N. Kentucky Water District  
www.nkywater.org  
(859.578.9898)

**Sewer:** Sanitation District #1  
www.sd1.org  
(859.578.7450)

**Telephone/Data:** Cincinnati Bell  
www.cincinnati-bell.com  
(513.566.5050)

**Data:** Spectrum Cable  
www.spectrum.com  
(866.481.7927)

**LEASE RATE:** **\$4.50/psf NNN**

**OP EXP:** **\$0.98/psf**

**SITE PLAN**

