



Colliers

For Sale or Lease

4 Sandbank Rd
Ludlow, KY 41016

Some recent upgrades!

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1 Sandbank

* Also Available: 83,682 SF

2 Buildings can be
sold/leased together or
seperate!

4 Sandbank
24,332 SF





Property Highlights

Address	4 Sandbank Road
Municipality	City of Ludlow Kenton County
Building Area	800 SF Office 23,532 SF Warehouse 24,332 SF Total
Year Built	1967 & 1980
Docks	5 Docks
Drive-ins	To Suit
Clear Height	15' - 20'
Electric	800 AMP, 480 volt, 3-phase
Acreage	.750 Acres
Sprinkler	Wet System
New Improvements	New owner upgrades including electric, dry sprinkler system, etc. Owner will provide flexible tenant improvement package

Lease Rate: \$5.50/SF NNN

OPEX: \$1.00/SF Estimated

Sale Price: \$ 1,338,260 (\$55/SF)

Contact Us

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