



Colliers

For Sale or Lease

4 Sandbank Rd
Ludlow, KY 41016

Some recent upgrades!

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This large aerial photograph shows two industrial buildings. The top building is a long, white-roofed structure. The bottom building is a larger, more complex structure with a white roof and a grey section. A blue line points from the top building to its callout box, and another blue line points from the bottom building to its callout box. The surrounding area includes trees, a parking lot, and a residential neighborhood in the background.

1 Sandbank

* Also Available: 83,682 SF

2 Buildings
For Sale or Lease
together or separate

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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