



For Lease

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7125 Industrial Road Florence | KY 41042

Industrial and office space available

PROPERTY DETAILS

- 167,939 SF total building
- 83,115 SF available, divisible
- 77,325 SF warehouse
- 5,790 SF office
- 28' clear height
- Zoned: I-1, Light Industrial
- Excellent highway visibility
- Close proximity to I-71/I-75 and I-275; and Cincinnati/Northern Kentucky International Airport
- Close proximity to Amazon's "Prime Air Shipping Hub" at CVG Airport
- Ample employee parking

BUILDING SPECIFICATIONS

Total Building Area:	167,939 SF
Available Area:	83,115 SF, divisible to minimum 32,000 SF
Office Area:	5,790 SF
Bay Size:	4,575 SF
Space Dimensions:	182' 10" x 451'
Land Area:	19.142 acres
Year Built:	1997/1999, retrofit 2025
Construction Type:	Steel frame with brick & concrete
Ceiling Height:	28'
Dock Doors:	7
Truck Court:	200' +
Drive-In Doors:	To suit
Lighting:	LED, with motion sensors
HVAC:	100% heat & A/C with rooftop units
Sprinkler System:	Wet
Roof:	Built up rubber membrane with stone ballast
UTILITIES	
Electric:	Duke Energy (513-421-9500) 480/277v/3phase - 2,500 amps
Gas:	Duke Energy (513-421-9500)
Water:	Boone County Water District (859-586-6155)
Sewer:	Sanitation District #1 (859-578-7450)
Telephone:	Cincinnati Bell Telephone (513-566-5050)
Parking:	Auto parking, 42 trailer stalls
Zoning:	I-1 Industrial
Governing Jurisdiction:	Boone County & Kenton County
Parcel ID:	Boone County: D810, PG 632, GROUP 2050, Kenton County: VOL C733, PG 388, GROUP 3154
Lease Rate:	\$6.75-\$7.25/SF + \$1.25/SF OPEX

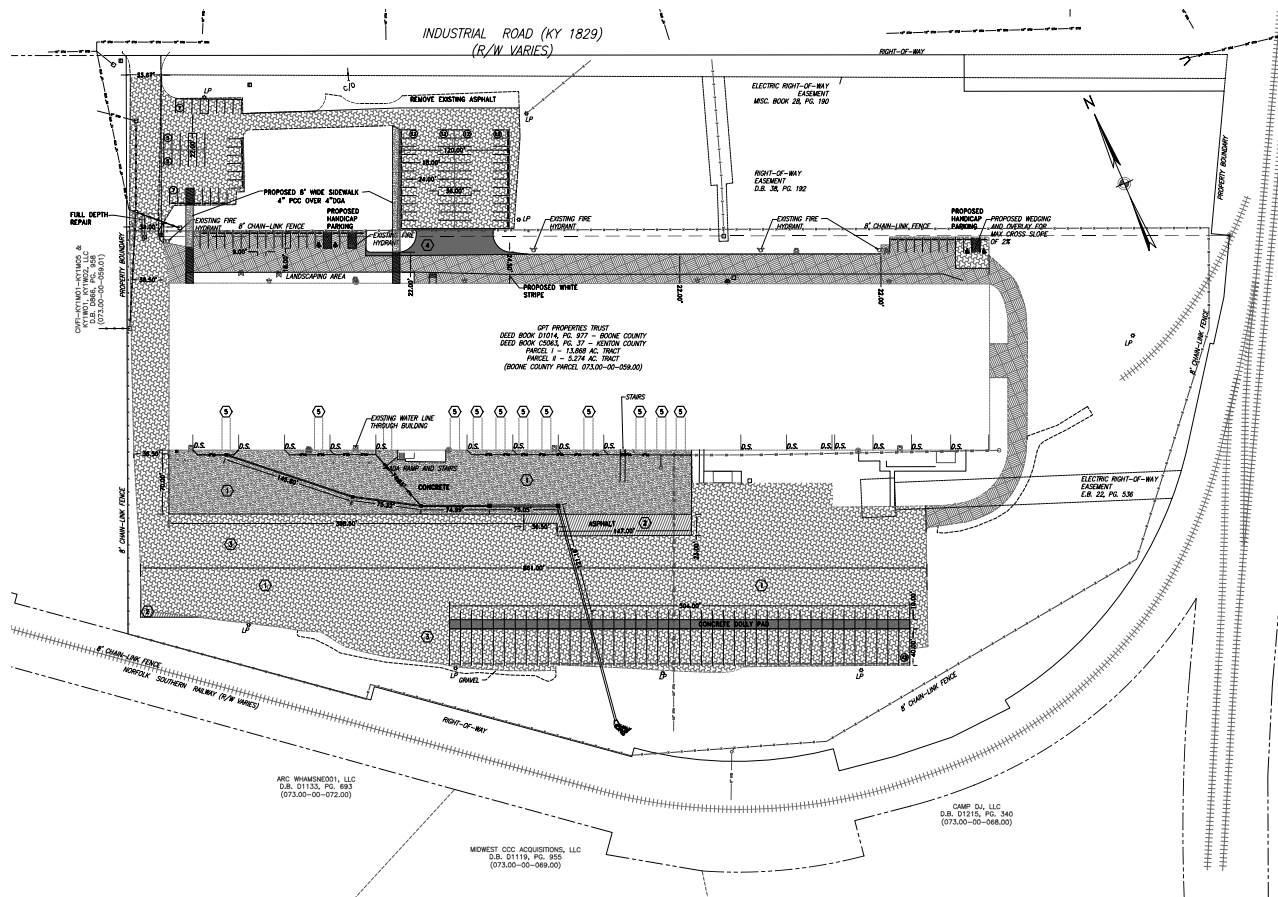
LOCATION



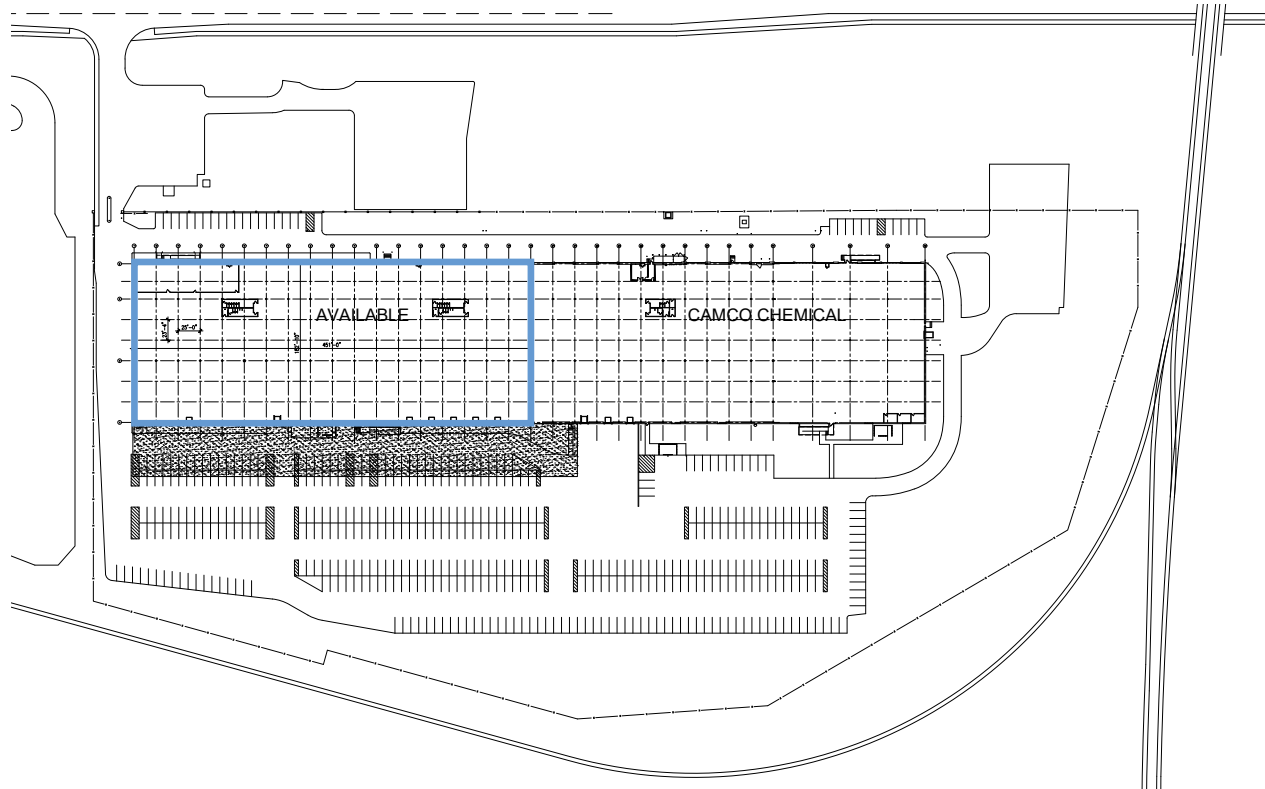
DISTANCES			
Louisville, KY	80 miles	Nashville, TN	284 miles
Columbus, OH	121 miles	Pittsburgh, PA	303 miles
Indianapolis, IN	122 miles	Chicago, IL	308 miles
Detroit, MI	276 miles	St. Louis, MO	348 miles

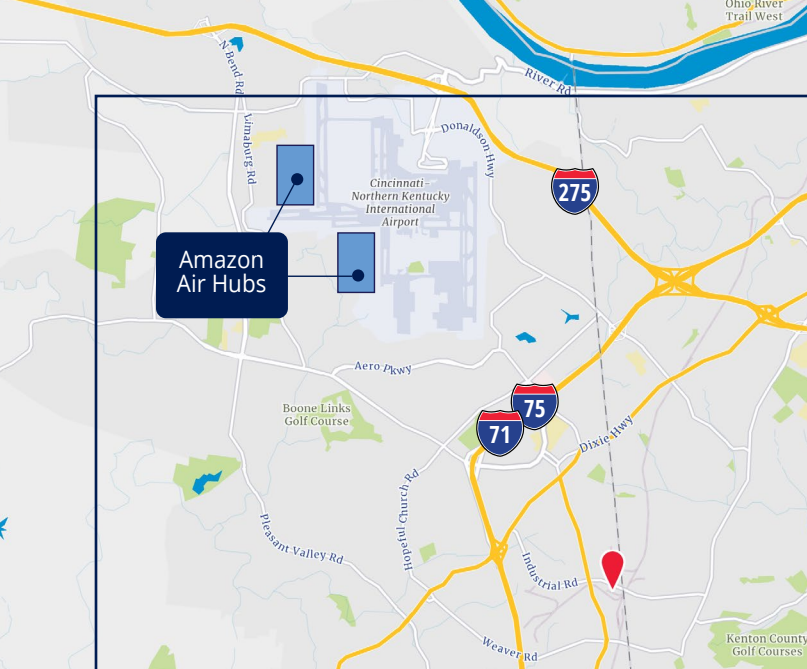
- Within minutes to four interstate highways - I-75, I-71, I-74 and I-275
- Proximate to Greater Cincinnati Northern Kentucky International Airport (CVG)
- Bus transportation at park entrance
- 60% of US population within a 500 mile radius
- Proximity to Distribution Hubs:
 - DHL Super Cargo (13 mins/9 miles)
 - Amazon - Prime Air CVG Airport (15 mins/ 11.5 miles)
 - FedEx Ground Hub - Independence (6 mins/ 3.5 miles)
 - UPS Air Hub - Louisville (1 hr 15 mins/80.5 miles)
 - FedEx Smartpost - Indianapolis (1 hr 53 mins/ 123 miles)
 - FedEx Smartpost - Grove City (2 hrs/ 123 miles)
- Automotive & e-Commerce Corridors

SPACE PLAN



SITE PLAN





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