



Colliers

For Sale or Lease

1 Sandbank Rd
Ludlow, KY 41016

Some recent upgrades!

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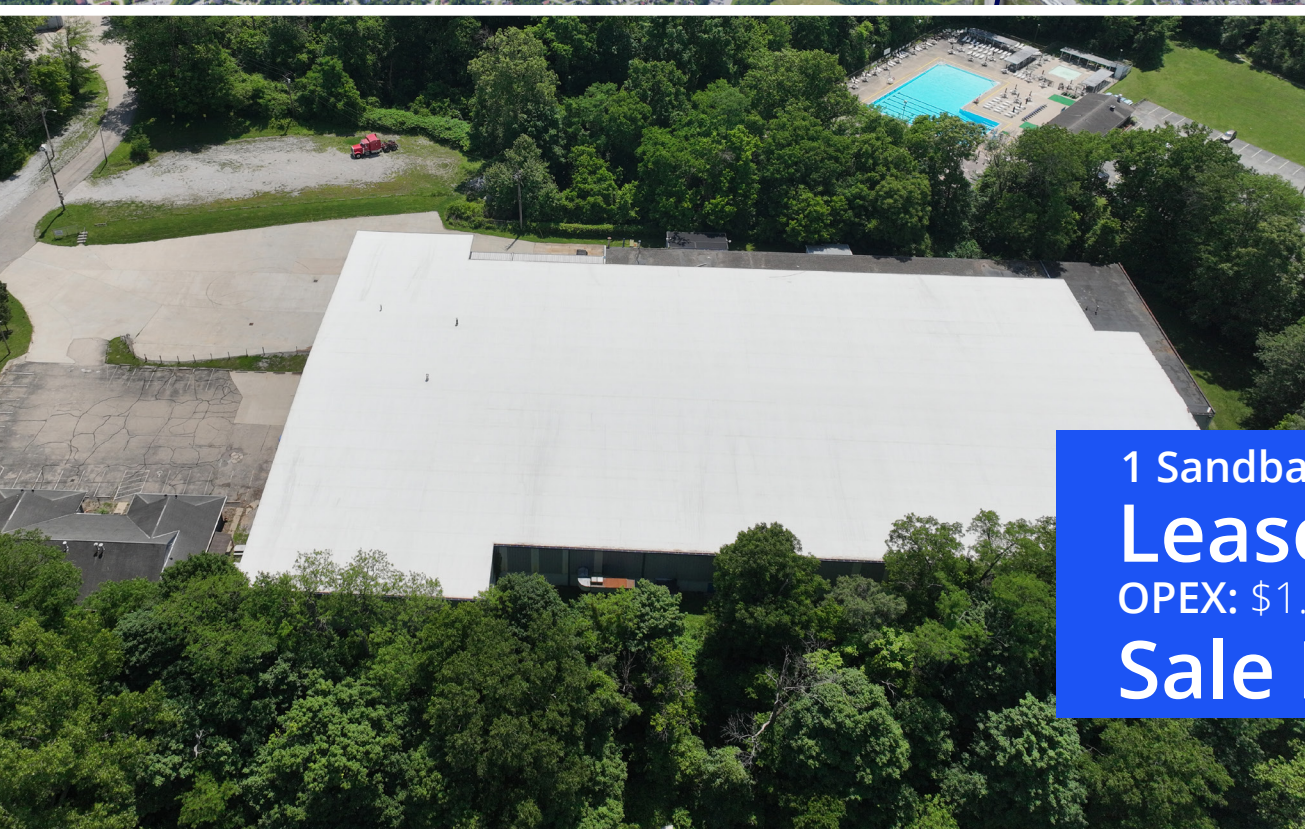


1 Sandbank
83,682 SF

4 Sandbank
* Also Available: 24,332 SF

2 Buildings
For Sale or Lease
together or separate





Property Highlights

Address	1 Sandbank Road
Municipality	City of Ludlow Kenton County
Building Area	83,682 SF Total 79,402 SF Warehouse 4,280 SF Office
Year Built	1980
Truck Docks	5 Truck Docks
Drive-ins	1 Drive-in Door
Ceiling Height	20' - 25' Clear
Electric	1200 Amp, 480 Volt, 3-Phase
Acreage	5.330 Acres
Sprinkler	Wet System
New Improvements	New owner upgrades include electric, dry sprinkler system, etc. Owner will provide flexible tenant improvement package
Note	Both 1 Sandbank & 4 Sandbank buildings (108,014 Total SF) Available for Sale at \$5,940,770 (\$55/SF)

1 Sandbank Rd Pricing:

Lease Rate: \$4.95/SF NNN

OPEX: \$1.00/SF Estimated

Sale Price: \$4,184,100 (\$50/SF)

Contact Us

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