**FOR SALE OR LEASE**

# 350 Aristocrat Dr.

Florence, KY 41042

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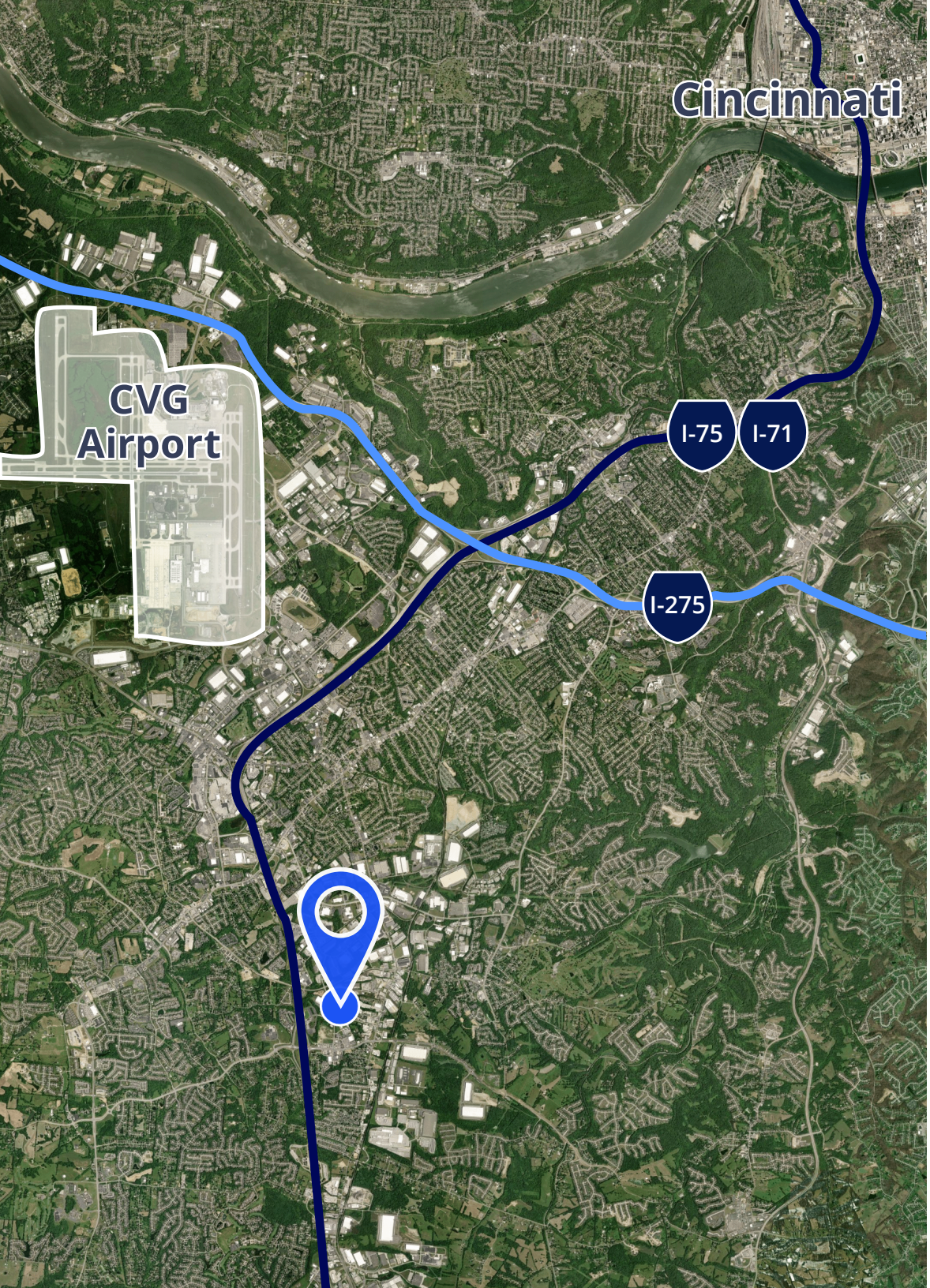
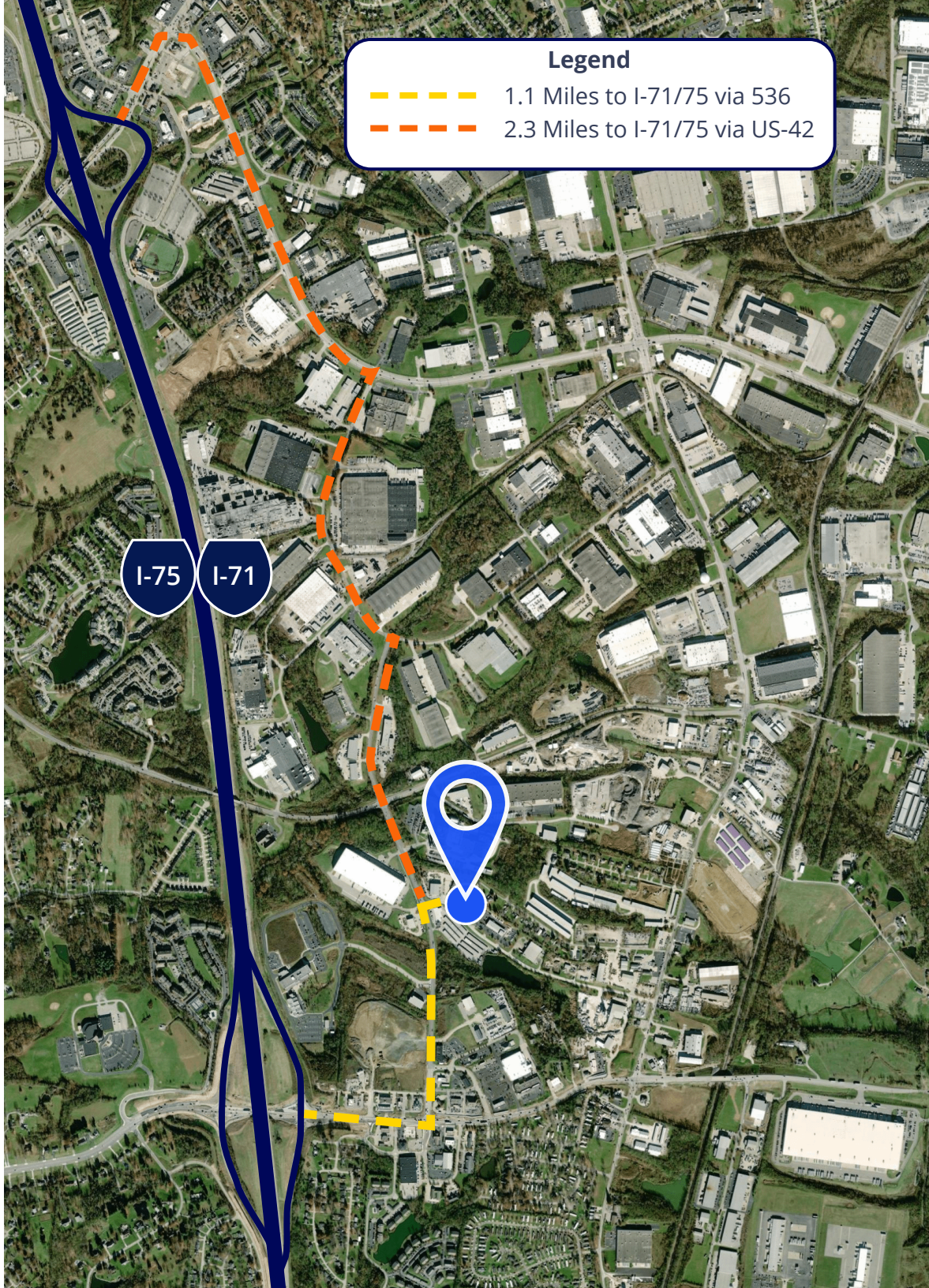



# Property **Highlights**

| | |
|---|---|
| Total Building | 16,530 SF |
| Warehouse SF | 3,570 SF |
| Office SF | 13,130 SF |
| Acreage | 2.30 Acres |
| Clear Height | 14’-16’ |
| Year Built | 2005 |
| Construction | Metal |
| Power | 400 amps |
| Lighting | Fluorescent |
| Column Spacing | Varies; 30’ x 47’ |
| Sprinkler System | None |
| Heat/HVAC | Gas Forced Heater |
| Docks | None |
| Drive-ins | 4 (10x10); 1 Motorized |
| Roof | Metal |
| Parking Lot | 119 auto spots |
| Restrooms | 6 restrooms |
| Parcel ID | 074.00-06-007.02 |
| Notes | • Generator on site<br>• **Available Immediately** |

**Lease Rate:** $11.95/SF NNN
$1.69/SF (Tax/Ins)
**Sale Price:** $2,449,000

301
350


Legend
1.1 Miles to I-71/75 via 536
2.3 Miles to I-71/75 via US-42
I-75
I-71

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