



Colliers

For Sale or Lease

**1 Sandbank Rd**  
Ludlow, KY 41016

Some recent upgrades!

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**1 Sandbank**  
83,682 SF

This aerial photograph shows two large industrial buildings. A blue line with a dot points from the '1 Sandbank' text box to the smaller building in the upper left. Another blue line with a dot points from the '4 Sandbank' text box to the larger building in the center. The surrounding area includes bare trees, a residential neighborhood in the background, and railroad tracks in the foreground.

2 Buildings can be  
sold/leased together or  
seperate!

**4 Sandbank**  
\* Also Available: 24,332 SF





# Property Highlights

|                  |                                                                                                                                  |
|------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Address          | 1 Sandbank Road                                                                                                                  |
| Municipality     | City of Ludlow   Kenton County                                                                                                   |
| Building Area    | 83,682 SF   Total<br>79,402 SF   Warehouse<br>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.<br><b>Owner will provide flexible tenant improvement package</b> |
| Note             | Both 1 Sandbank & 4 Sandbank buildings (108,014 Total SF)<br>Available for Sale at \$5,940,770 (\$55/SF)                         |

1 Sandbank Rd Pricing:

**Lease Rate:** \$5.50/SF NNN

OPEX: \$1.00/SF Estimated

**Sale Price:** \$4,610,000 (\$55/SF)

# Contact Us

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