



Colliers

For Sale or Lease

**4 Sandbank Rd**  
Ludlow, KY 41016

Some recent upgrades!

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## 1 Sandbank

\* Also Available: 83,682 SF

2 Buildings can be  
sold/leased together or  
seperate!

4 Sandbank  
24,332 SF





## Property Highlights

|                  |                                                                                                                                    |
|------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Address          | 4 Sandbank Road                                                                                                                    |
| Municipality     | City of Ludlow   Kenton County                                                                                                     |
| Building Area    | 800 SF   Office<br>23,532 SF   Warehouse<br>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.<br><b>Owner will provide flexible tenant improvement package</b> |

**Lease Rate:** \$5.50/SF NNN  
**OPEX:** \$1.00/SF Estimated  
**Sale Price:** Negotiable

# Contact Us

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