



For Lease

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3780 Lake Park Dr Covington, KY 41017

Lease Rate: \$6.15/SF | OPEX: \$1.25/SF

- 112,000 total SF
- 99,520 warehouse SF
- 12,480 office SF
- 20 dock doors
- 3 drive-in doors
- 24' clear height
- ESFR sprinkler system
- 1,200 amps, 480 volts, 3-phase
- 90+ parking spaces
- Numerous amenities

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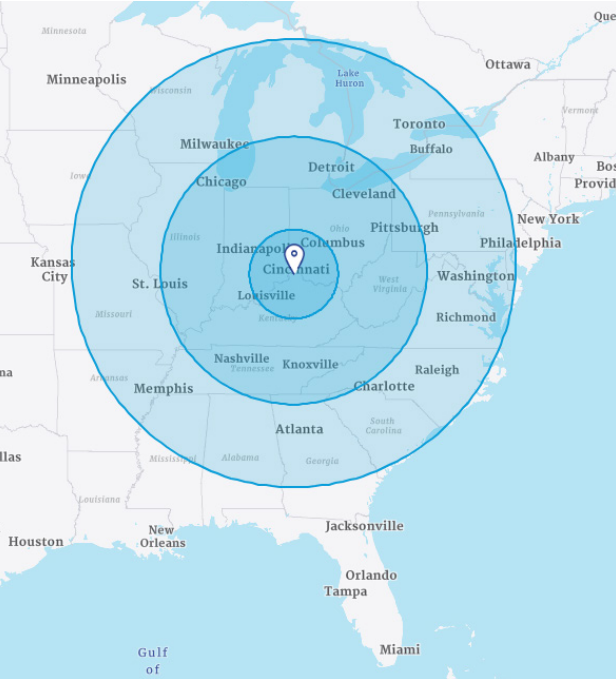
BUILDING SPECIFICATIONS

Total Building Area:	112,000 SF
Available Area:	99,520 SF
Office Area:	12,480 SF
Space Dimensions:	360' x 312'
Bay Size:	12,480 SF
Column Spacing:	40' x 44'
Land Area:	10.96 acres
Year Built:	1996
Construction Type:	PreCast
Ceiling Height:	24'
Dock Doors:	20
Truck Court:	200' +
Drive-In Doors:	3
Lighting:	LED, with motion sensors
HVAC:	100% heat & A/C with rooftop units in office, unit heaters in warehouse
Sprinkler System:	ESFR
Roof:	Built up rubber membrane with stone ballast

UTILITIES

Electric:	Duke Energy (513-421-9500) 480/277v/3phase - 1,200 amps
Gas:	Duke Energy (513-421-9500)
Water:	Northern Kentucky Water District (859-578-9898)
Sewer:	Sanitation District #1 (859-578-7450)
Telephone:	Cincinnati Bell Telephone (513-566-5050)
Parking:	90 auto spots, 40 trailer stalls
Zoning:	SI - Suburban Industrial
Governing Jurisdiction:	Kenton County
Parcel ID:	Kenton County: 043-00-00-101.00

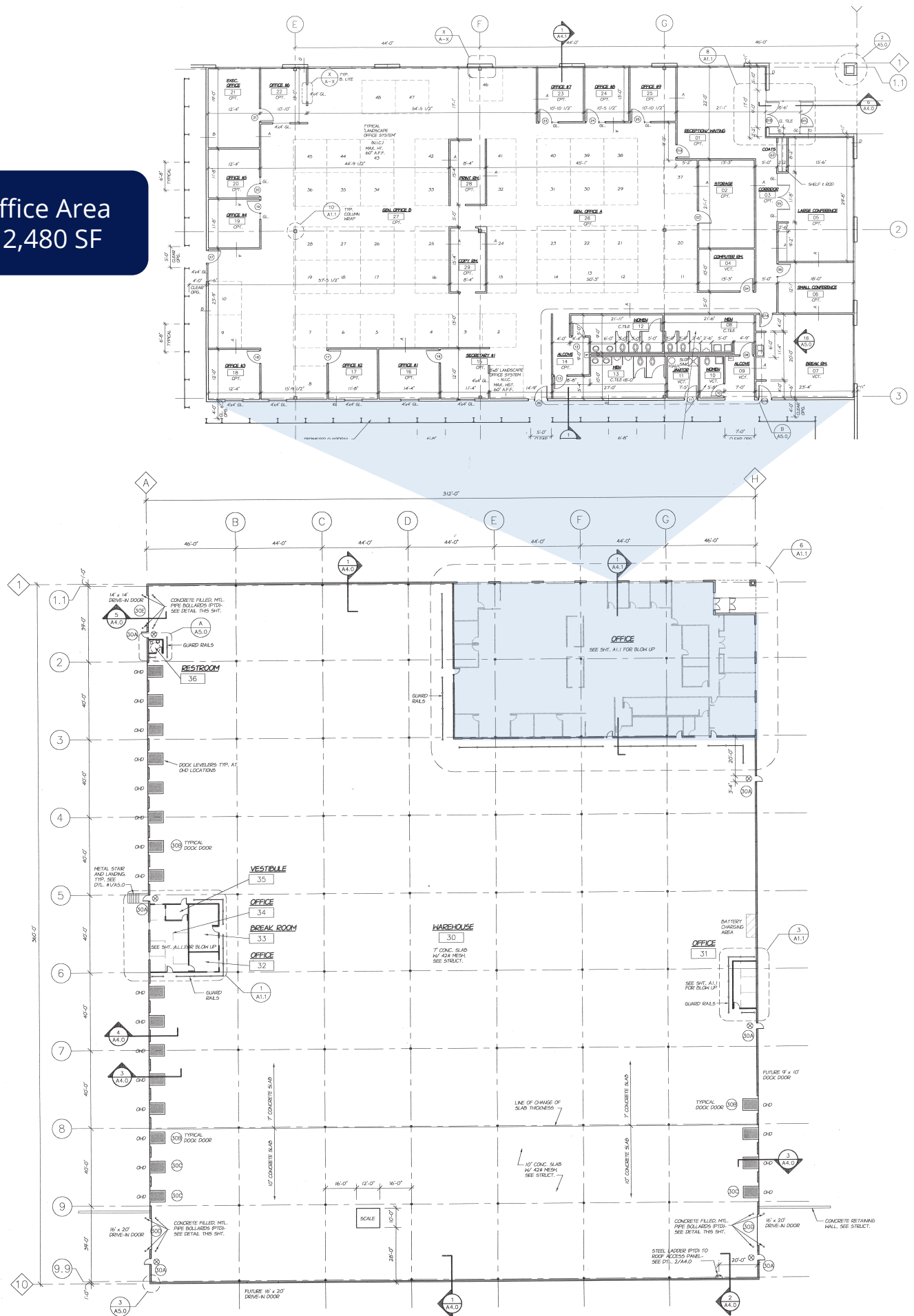
LOCATION



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

Office Area
12,480 SF





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