



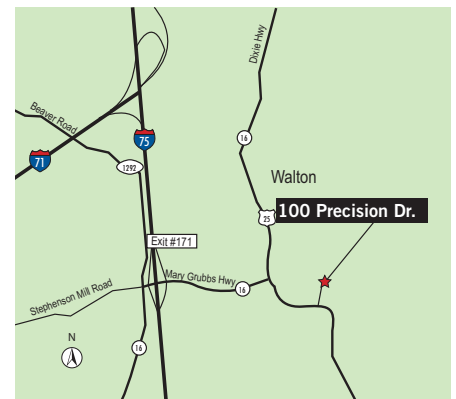
FOR LEASE

100 Precision Drive

Walton, Kentucky 41094

234,400 SF

- Expandable to 330,000 SF
- Divisible to 113,000 SF
- 20 dock doors, 1 drive-in
- Secured fenced lot with guard shack
- 100% air conditioned
- Cross-docked
- On-site secured trailer parking

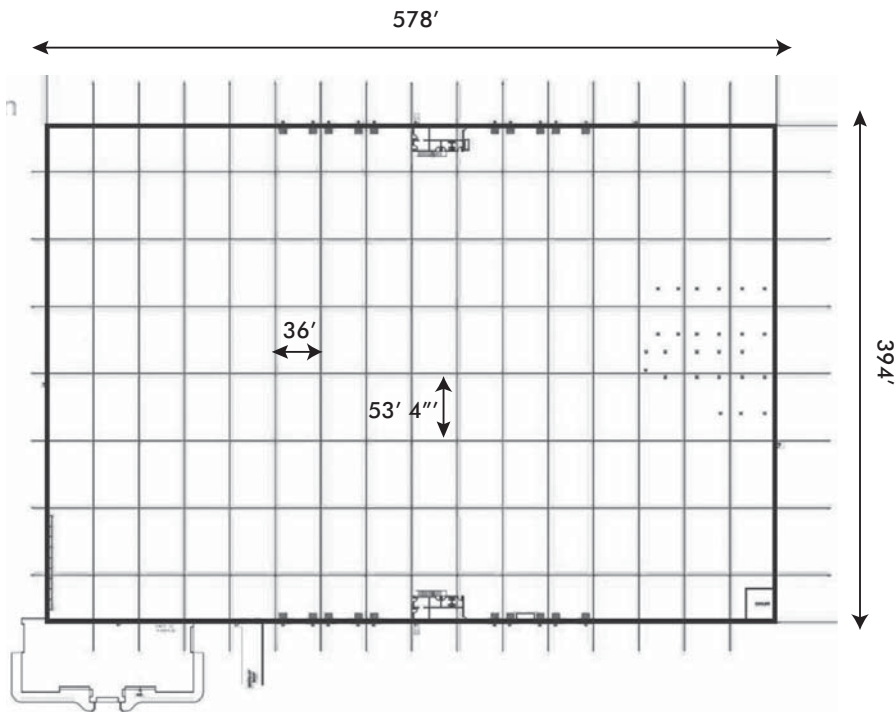


For more information, contact:

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**Cassidy
Turley** / Commercial
Real Estate Services



100 Precision Drive is a fully-racked, cross-docked distribution center with secured truck lot and a walk-in safe in the warehouse area for additional security. Adjacent land allows for a potential expansion of 100,000 SF.

Property Specifications

- 234,400 SF
- 7,400 SF office
- 20 docks, 1 drive-in
- 30' - 33' clear
- Expandable to 330,000 SF
- Secured lot
- * ESFR

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100 Precision Drive Walton, Kentucky 41094

Total Building Area:	234,400 square feet expandable to 330,000 square feet (578' x 394')
Office Area:	7,400 square feet (approximate)
Warehouse Area:	227,000 square feet (approximate)
Land Area:	26.274 acres (approximate)
Year Built:	1997
Construction Type:	Conventional steel with 10' masonry block wainscot and insulated metal panels
Ceiling Height:	30' - 33'
Column Spacing:	36' x 53'4" (14,184 sf)
Roof:	Rubber membrane with gravel ballast
Floor:	8" non-reinforced concrete slab
Truck Doors:	Twenty (20) dock doors (9' x 10'); with levelers, lights, seals and locks One (1) drive-in door (12' x 14')
Lighting:	Metal halide and high pressure sodium
HVAC:	Gas forced air, 100% air-conditioning in the warehouse
Sprinkler:	ESFR
Utilities:	
Electric:	Duke Energy (513.421.9500) 480 Volt, 650 KW transformer, 3PH
Gas:	Duke Energy (513.421.9500)
Water:	City of Walton (859.485.4383)
Sewer:	City of Walton (859.485.4383)
Telephone:	Cincinnati Bell Telephone (513.566.5050)



Parking:	115 spaces (approximately)
Zoning:	I-1, Industrial, Kenton County
Governing Jurisdiction:	City of Walton/Kenton County
Operating Expenses:	\$0.59/SF + CAM (\$0.52/sf - taxes; \$0.07/sf - insurance)

Lease Rate: \$2.95/SF NNN