

INDUSTRIAL
PROPERTY
FOR SUBLEASE

7930 KENTUCKY DRIVE

FLORENCE, KENTUCKY 41042 :: BOONE COUNTY

7930 Kentucky Drive is a Class A Bulk Distribution Center built in 1999 on 15.015 acres of land in Florence, Kentucky.

Property highlights include:

- Trailer Parking
- Great access to I-75
- Fully loaded dock doors

LOCATION MAP



Total SF	219,300 SF	Lighting	Metal halide
Available SF	78,450 SF	Typical Bays	300' x 52'
Office Area	+/- 3,000 SF	Parking	125
Warehouse Area	75,000 SF	Column Spacing	48' x 52' (staging bay is 60' deep)
Construction	Steel frame/tilt-up concrete	Zoning	I-2 (Heavy Industrial)
Dock Doors	Thirteen (13)	Heat	Gas-fired wall mounted 80/20 air pressurization systems
Drive-in Door	One (1)	Op. Expense	\$0.67/SF
Clear Height	26'5" -33'	Lease Rate	\$2.65/SF
Building Depth	300'	Other	25+ trailer parking spaces; truck court (60' apron)
Dimensions	300' x 731'		
Roof	Ballasted EPDM		
Floor	7" unreinforced concrete		
Sprinkler	ESFR		

FOR MORE
INFORMATION
PLEASE
CONTACT

CBRE
CB RICHARD ELLIS

Doug Whitten

Associate

513.369.1332

doug.whitten@cbre.com

Tim Schenke

Associate

513.369.1354

tim.schenke@cbre.com

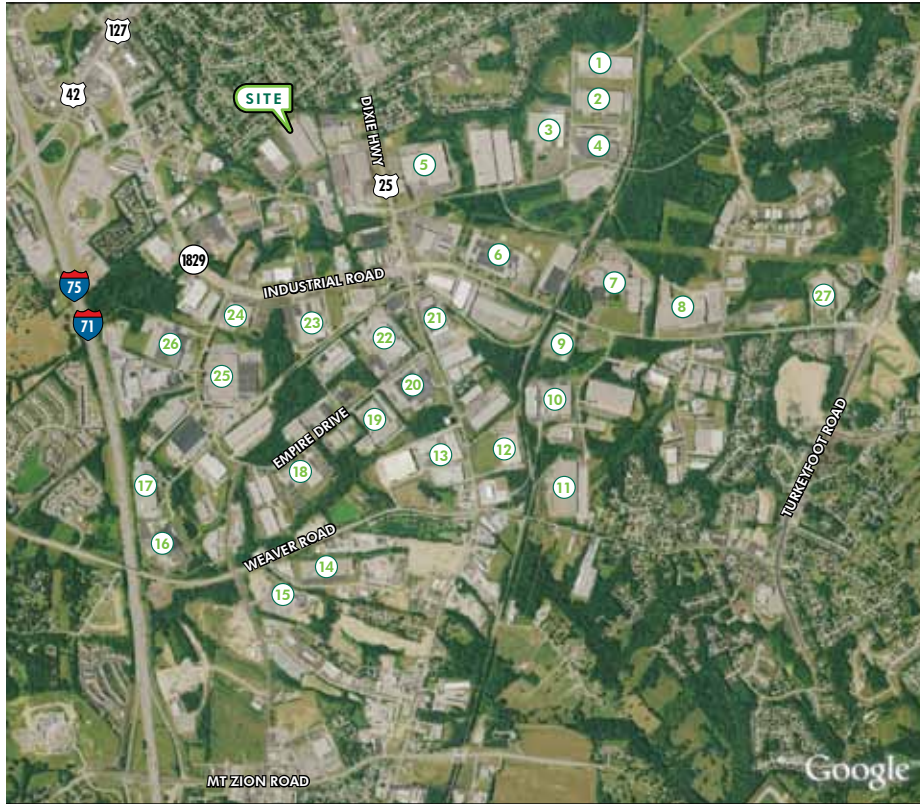
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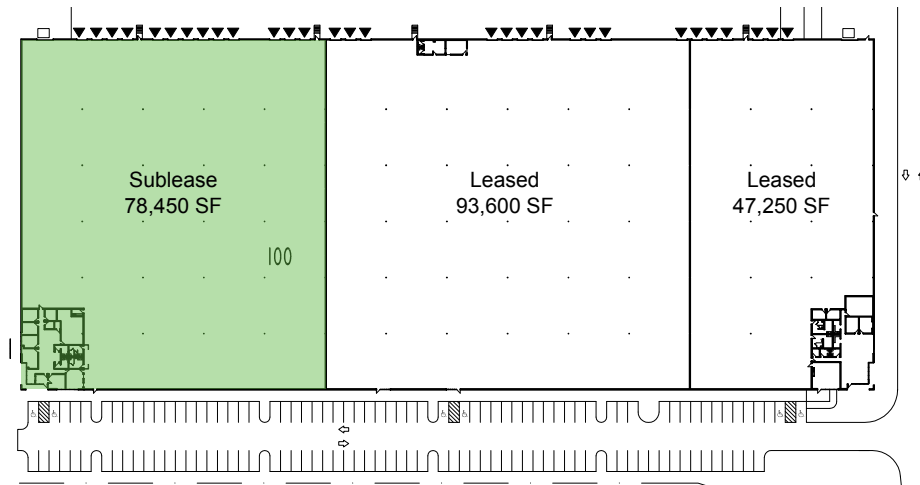
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AERIAL



- 1 Graham Packaging
- 2 Gates Rubber
- 3 Loreal
- 4 Emerson Power Transmission
- 5 Arvin Meritor
- 6 Eagle Manufacturing
- 7 LTW Signode
- 8 Mazak
- 9 Krauss Maffei
- 10 CAMCO Chemicals
- 11 BFS Diversified
- 12 Graham Packaging
- 13 Mubea Campus
- 14 Shire
- 15 Givoudan Flavors
- 16 Kellogg's
- 17 Johnson Controls
- 18 Hennegan
- 19 Beckman Coulter & Fisher Scientific
- 20 Ticona
- 21 Sweco
- 22 Aristech Acrylics
- 23 KECO Industries
- 24 Nielsen
- 25 Duro Bag
- 26 Thompson Learning
- 27 Mubea

SITE PLAN



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Associate
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CB Richard Ellis | 201 E Fifth Street | Suite 1200 | Cincinnati, OH 45202 | www.cbre.com/cincinnati

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