



7938 - 7942
4,783 SF

7902-7988 TANNERS GATE LANE

FLORENCE, KY 41042

AVAILABLE FOR LEASE

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PROPERTY HIGHLIGHTS



4,783 SqFt

- Under New Ownership
- Dock & Drive-in Door
- I-75 Visibility
- Immediate access to I-75 via Burlington Pike & 1829/42
- Signage Available
- Exterior building just repainted in 2024
- Lease rate: \$8.95/SF NNN-\$9.95/SF NNN + \$2.97/SF OpEx
- Flexible open floorplan



CLICK HERE FOR AERIAL VIDEO

PROPERTY DETAILS

Suite Total SqFt:	4,783
Warehouse SqFt:	2,100
Office SqFt:	2,683
Clear Height:	10'-12'
Type Construction:	Block/Masonry
Flooring:	Carpet in office, concrete in warehouse
Roof:	Metal
Lighting:	Fluorescent
Dock doors:	One (1) city high dock 8'x8'
Drive-in door:	One (1) 8'x8'
Electrical Service:	120/208V 3-phase
HVAC:	100% HVAC
Sprinkler:	Yes-wet
Parking Spaces:	Ample: multi-tenant park, first come first served
Signage:	On-suite signage available as well as signage on monument sign at park entry
Restrooms:	Two (2)
County:	Boone
Zoning:	Florence: C-2/PD/PO

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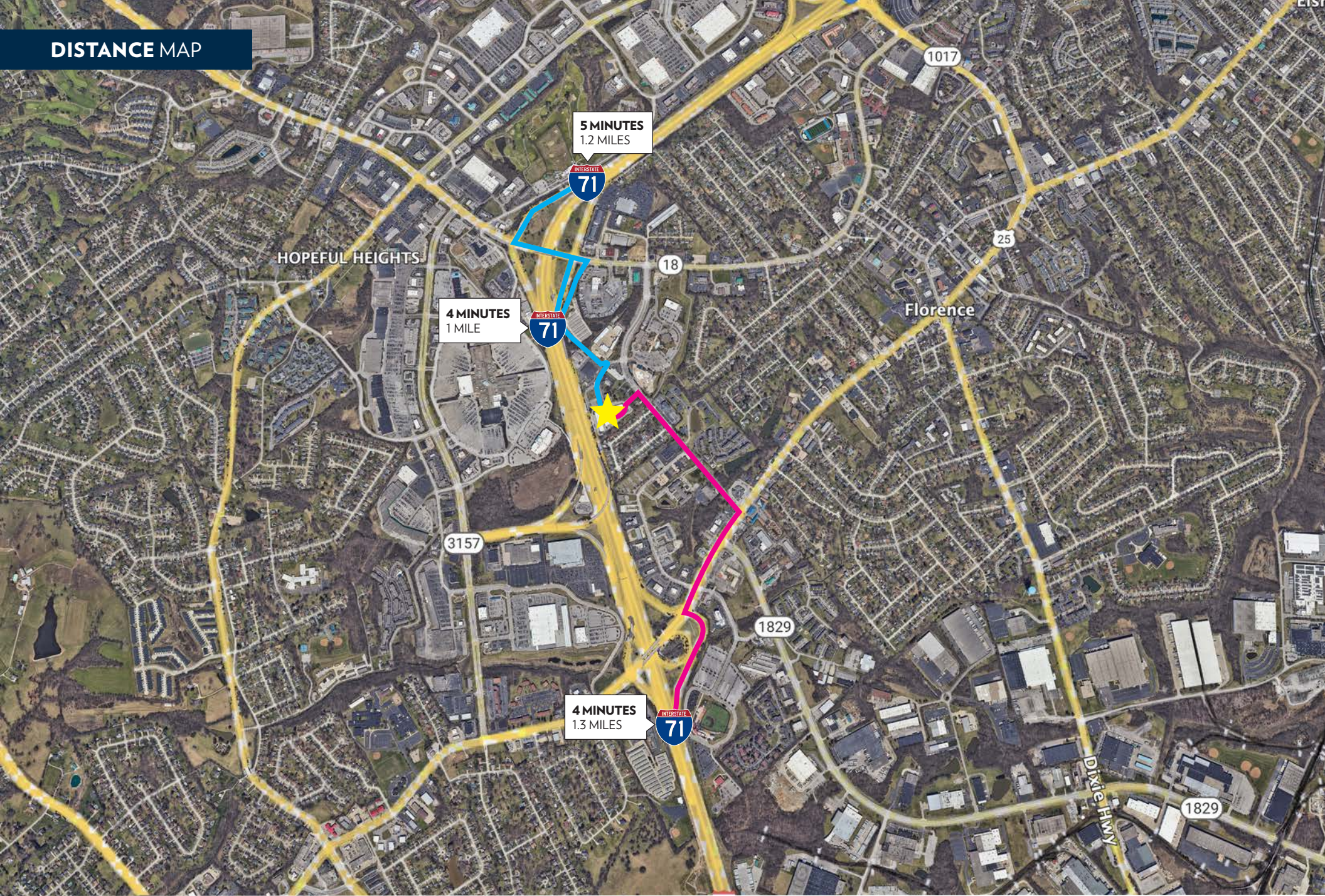
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DISTANCE MAP



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REGIONAL MAP



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AERIAL VIEW



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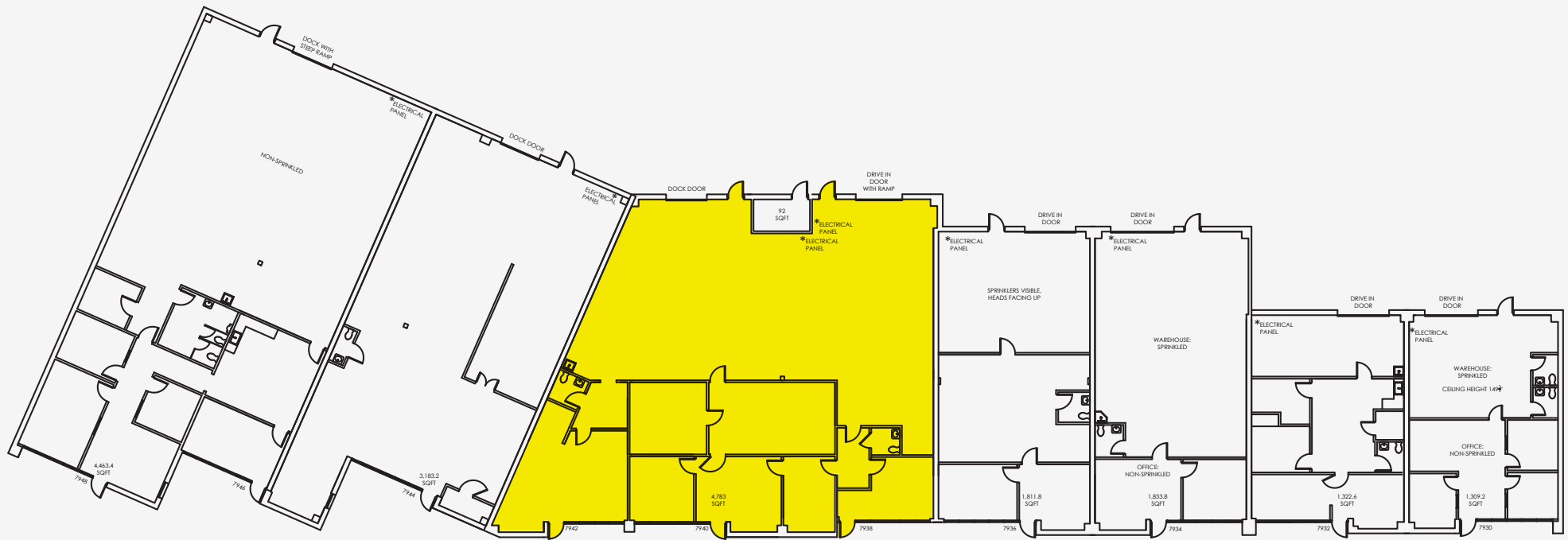
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FLOOR PLAN

Building Total SqFt: 18,799



Suites 7938-7942:
4,783 SqFt Available

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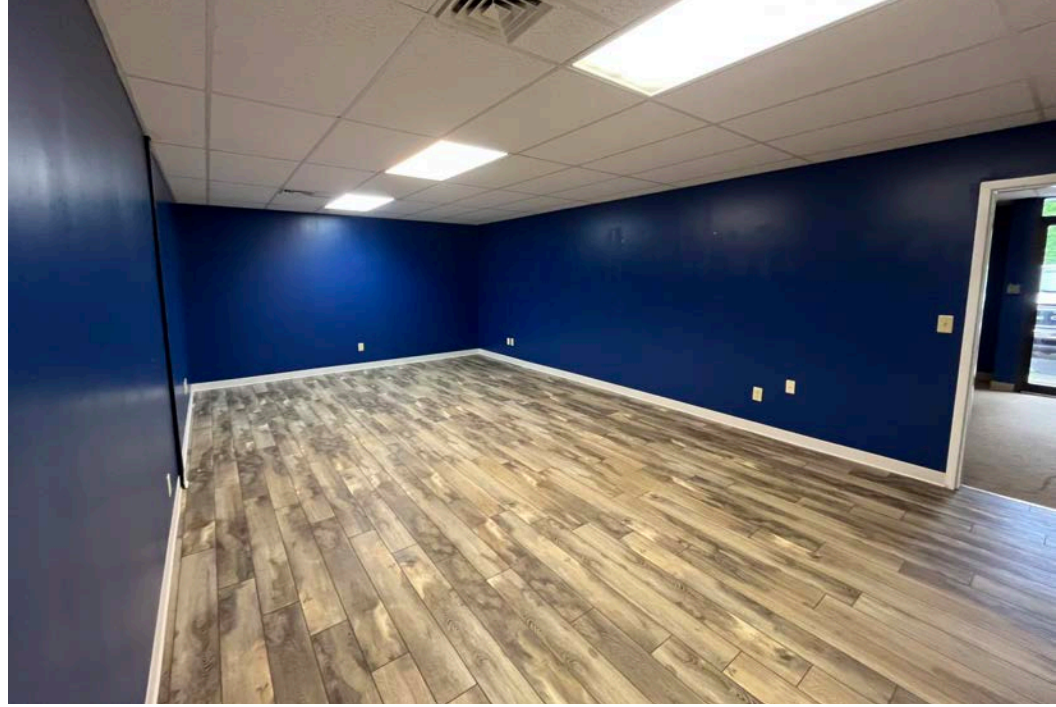
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