CURŌ • BRKG

22,968 SF FOR LEASE OR SALE

125 W 34TH ST | COVINGTON, KY 41015

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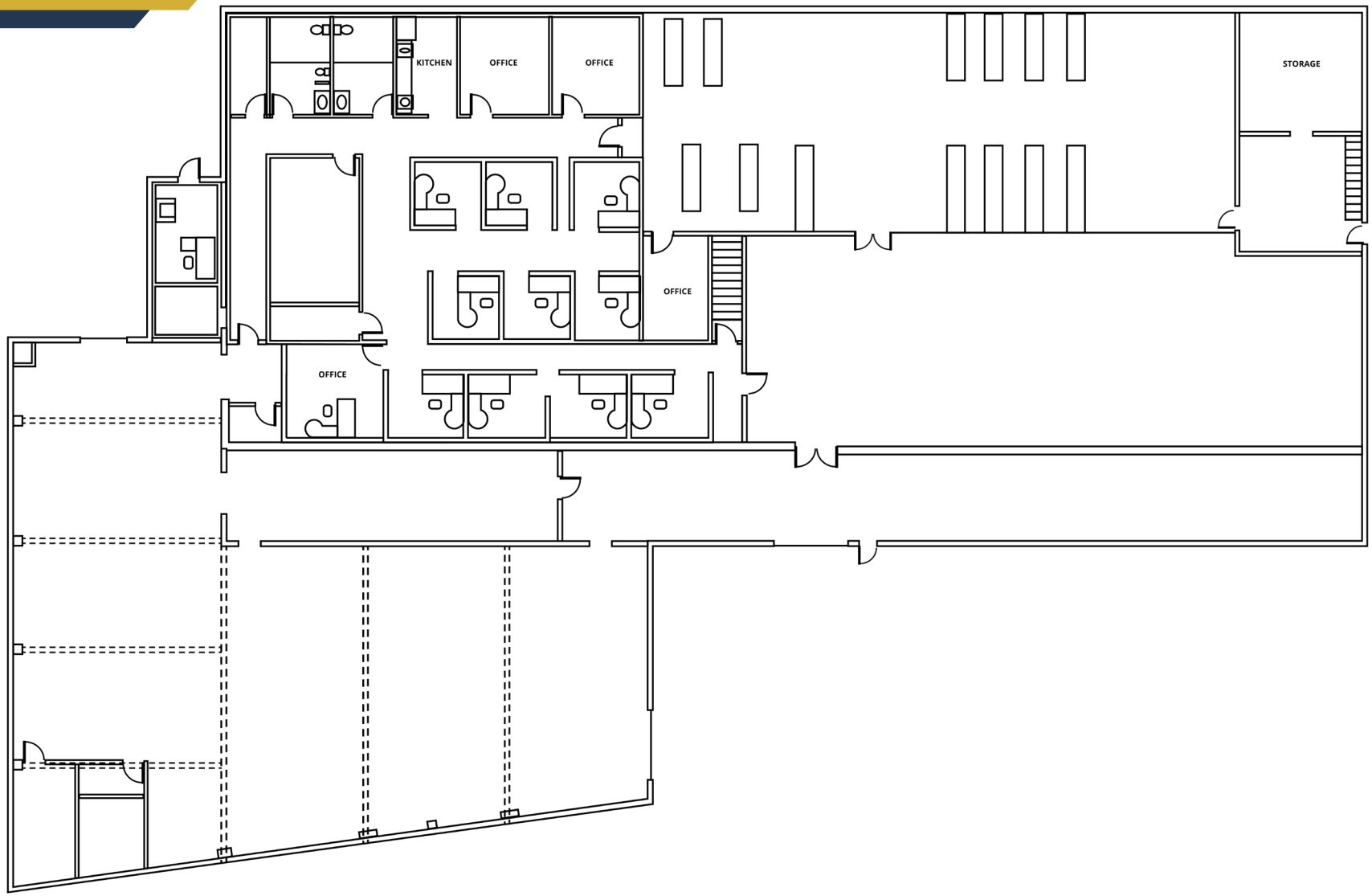
FLOOR PLAN



** floor plan not to scale*

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PROPERTY HIGHLIGHTS

Total Building SF	22,968 SF
Warehouse SF	19,468 SF
Office SF	3,500 SF • Private Office • Bullpen • Conference Rooms
OH Door	4
Clear Height	14'–20'
Lot Size	0.84 AC
Year Built	1930
Zoning	LI Limited Industrial
HVAC	**Warehouse:** Gas-fired unit heaters **Office:** Full HVAC
Fire Suppression	Wet System w/ Alarm
Electrical Service	480/240; 400 amp 3-phase
Parcel ID	056-13-10-001.00
Parking	8–12 spaces
Storage	Gravel Lot

SF AVAILABLE

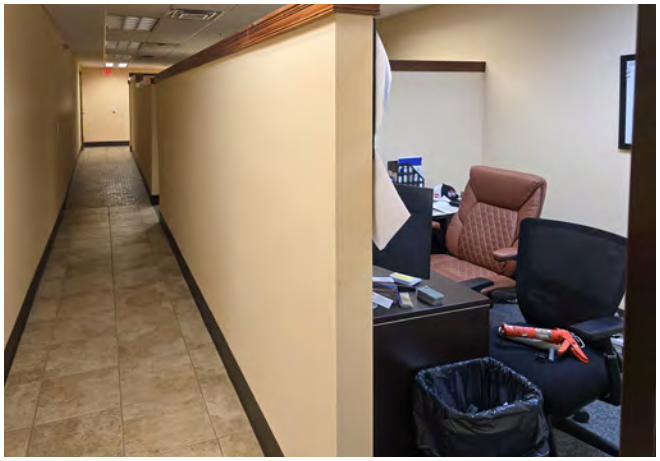
- 22,968 SF
- 0.84 AC

PRICING

- **Sale Price:** $1,400,000
- **Lease Rate:** $8.00/SF NNN

UTILITIES

- **Water:** NKY Water District
- **Sewer:** SD1
- **Gas/Electric:**Duke Energy
- **Telecom Available:** Spectrum/ AltaFiber



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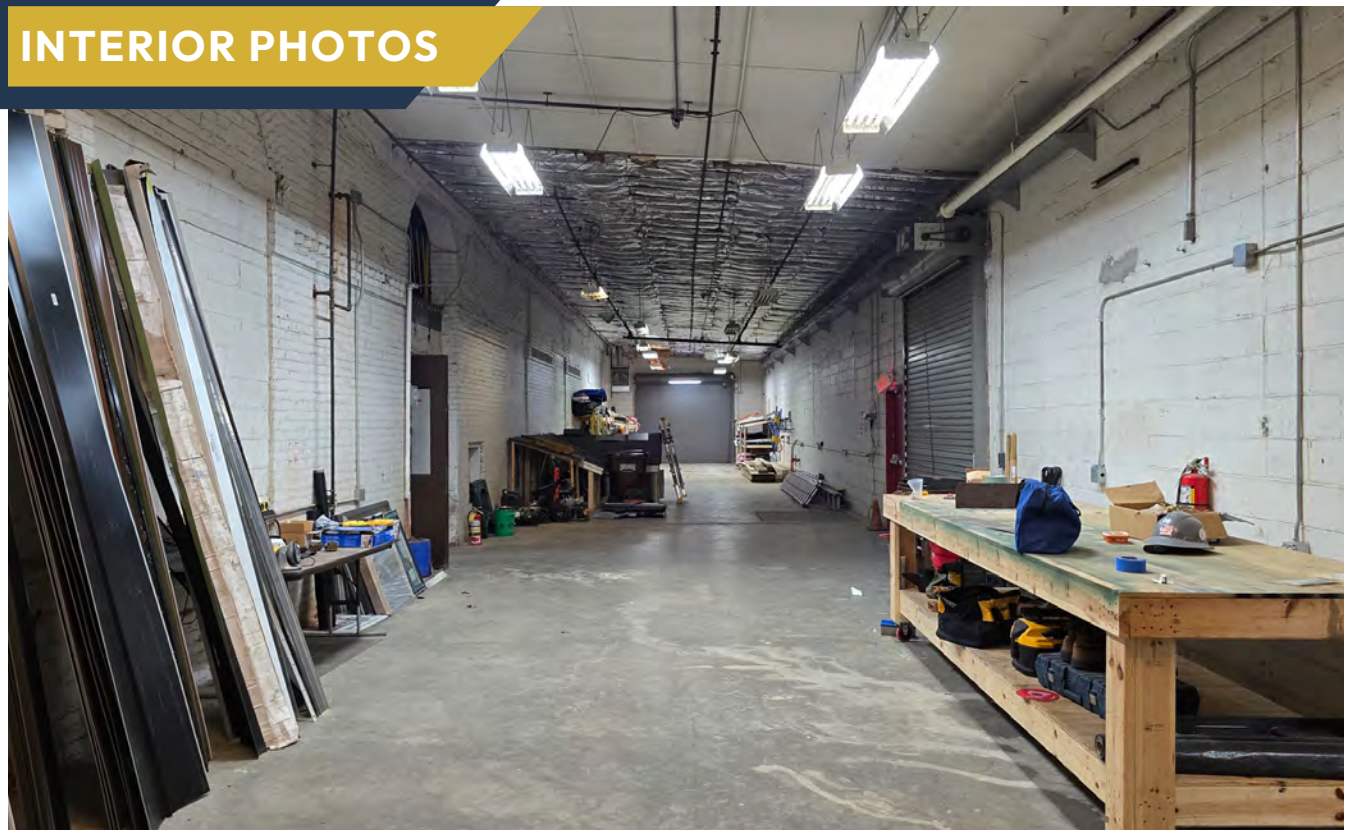
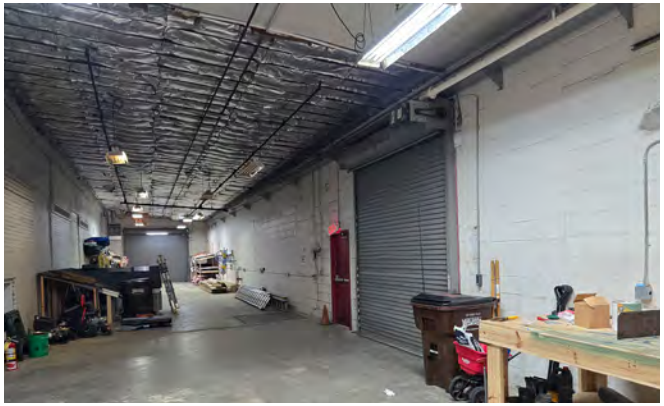
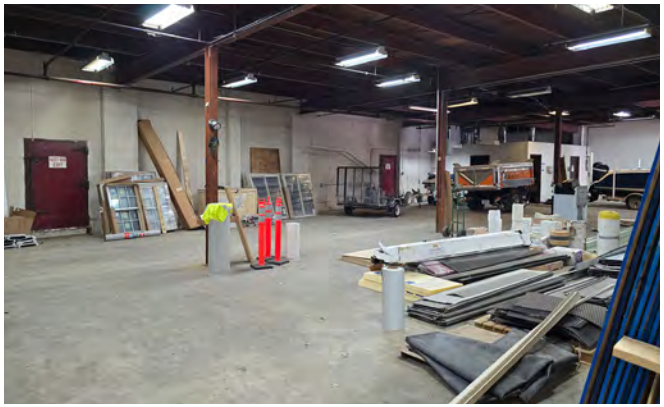
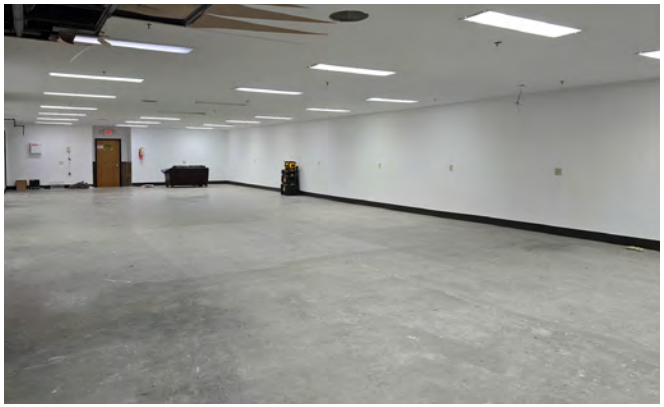
INTERIOR PHOTOS









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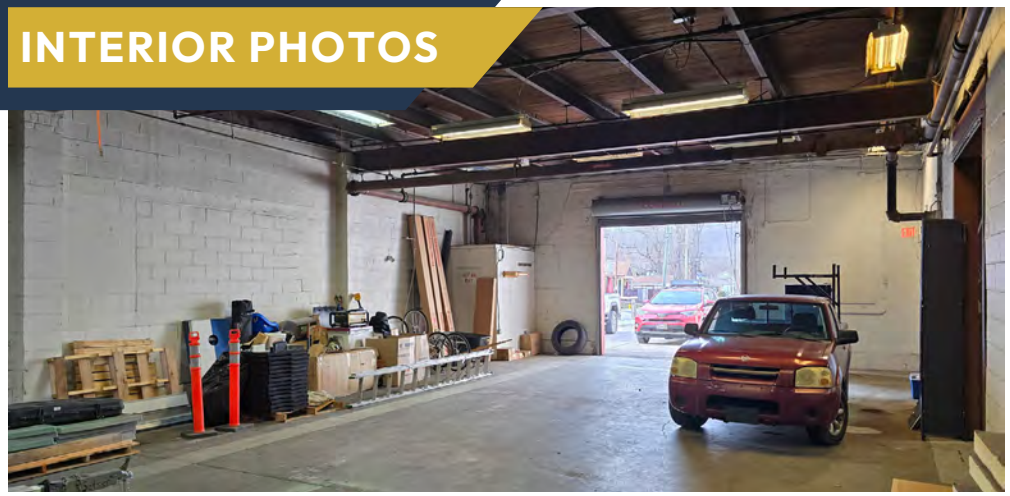

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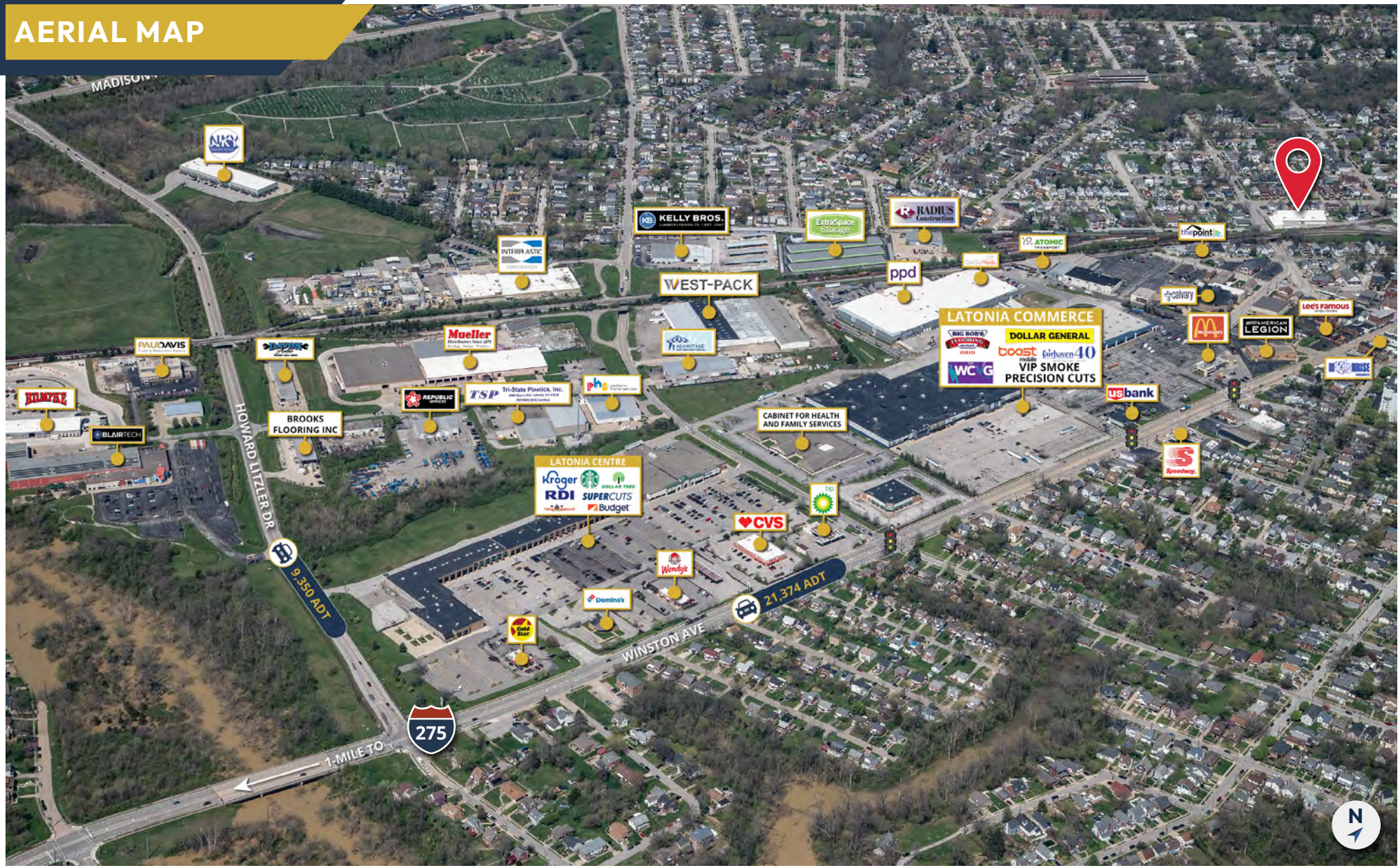
AERIAL MAP



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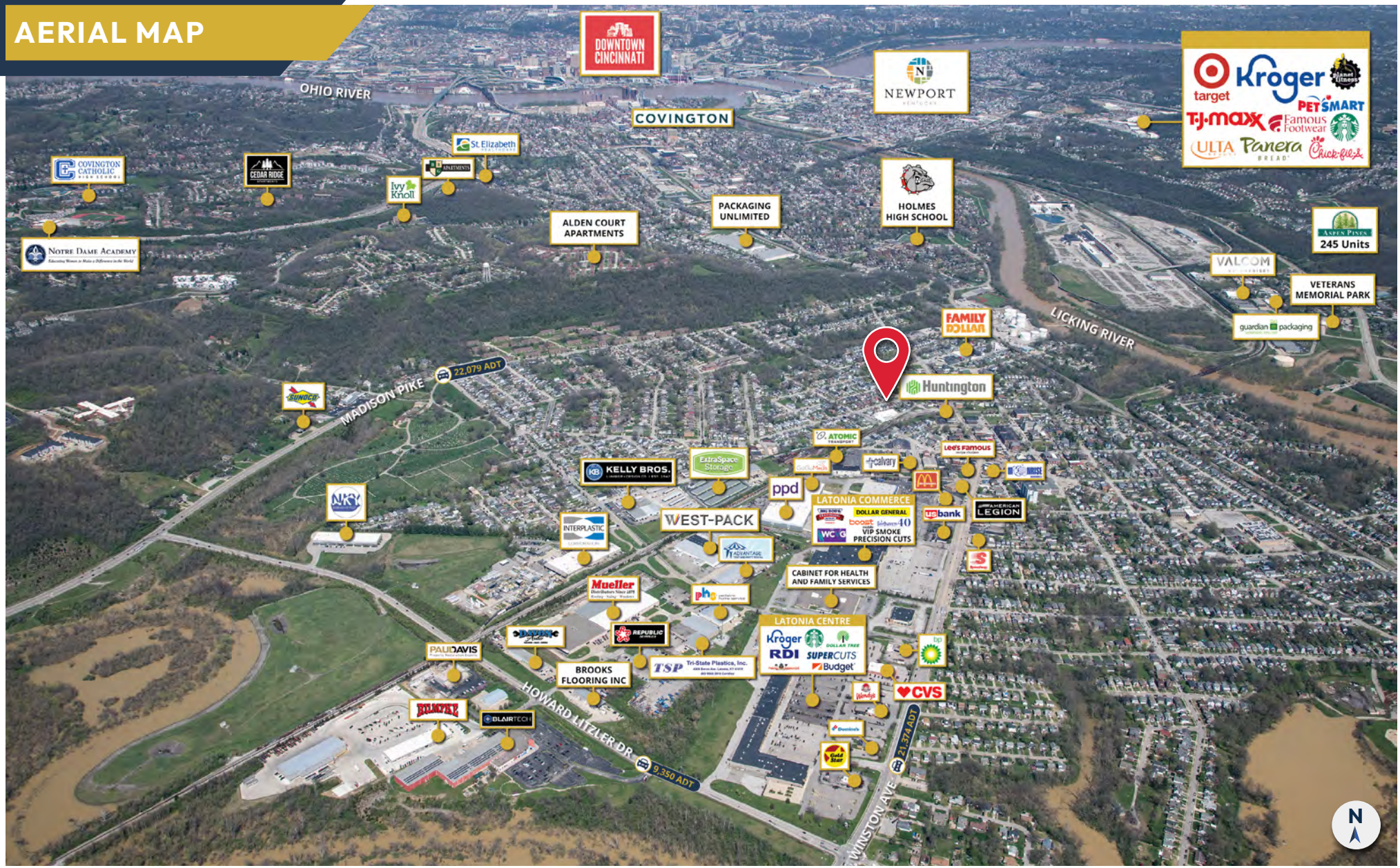

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