



7944
3,183 SF

7902-7988 TANNERS GATE LANE

FLORENCE, KY 41042

AVAILABLE FOR LEASE

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PROPERTY HIGHLIGHTS



3,183 SqFt

- Under New Ownership
- Dock 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:	3,183
Warehouse SqFt:	3,183
Office SqFt:	0
Clear Height:	10'-12'
Type Construction:	Block/Masonry
Roof:	Metal
Lighting:	Fluorescent
Dock doors:	One (1) 8'x8'
Drive-in door:	None
Electrical Service:	120/208V 3phase
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:	One (1)
County:	Boone
Zoning:	Florence: C-2/PD/PO

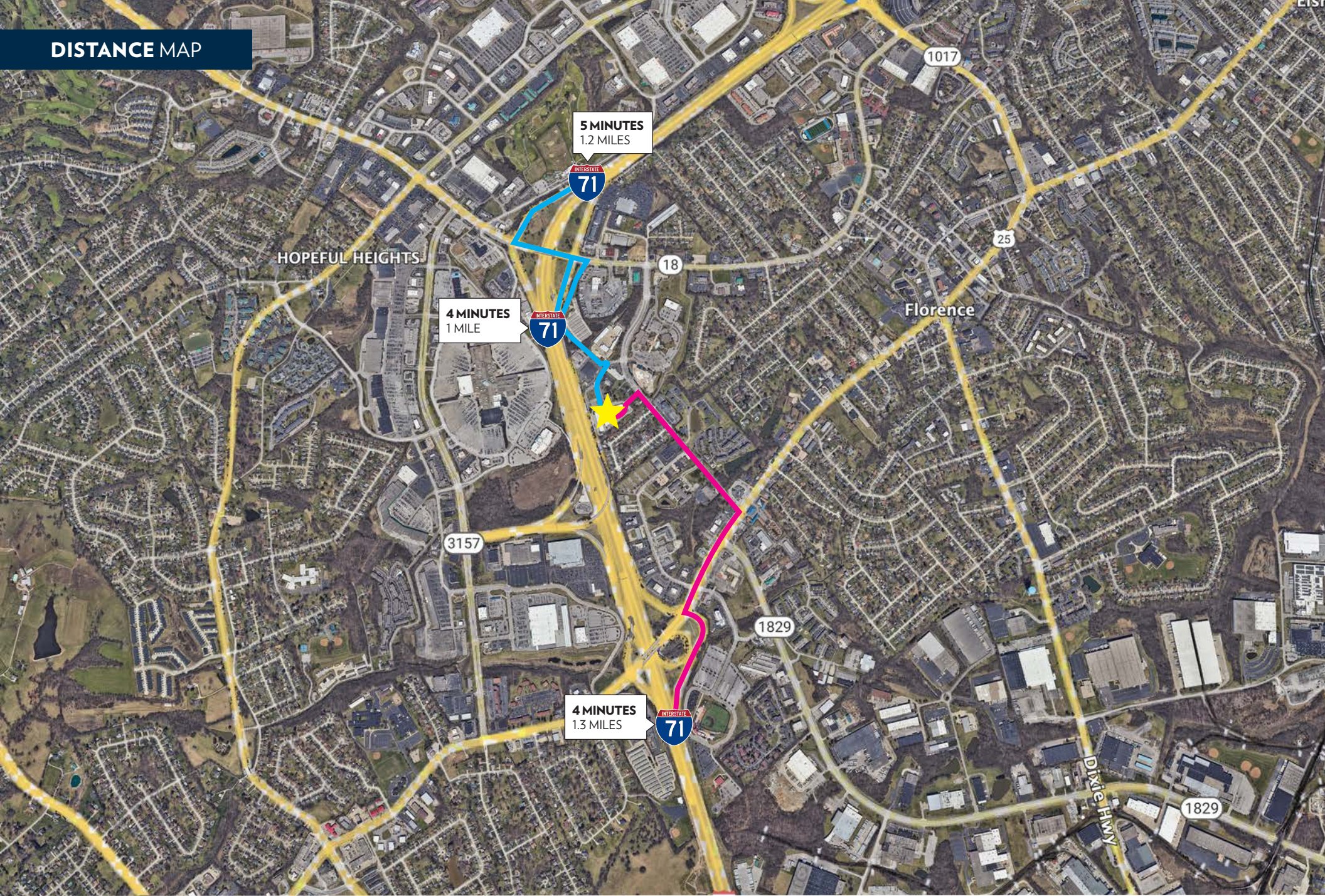
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DISTANCE MAP



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REGIONAL MAP



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AERIAL VIEW



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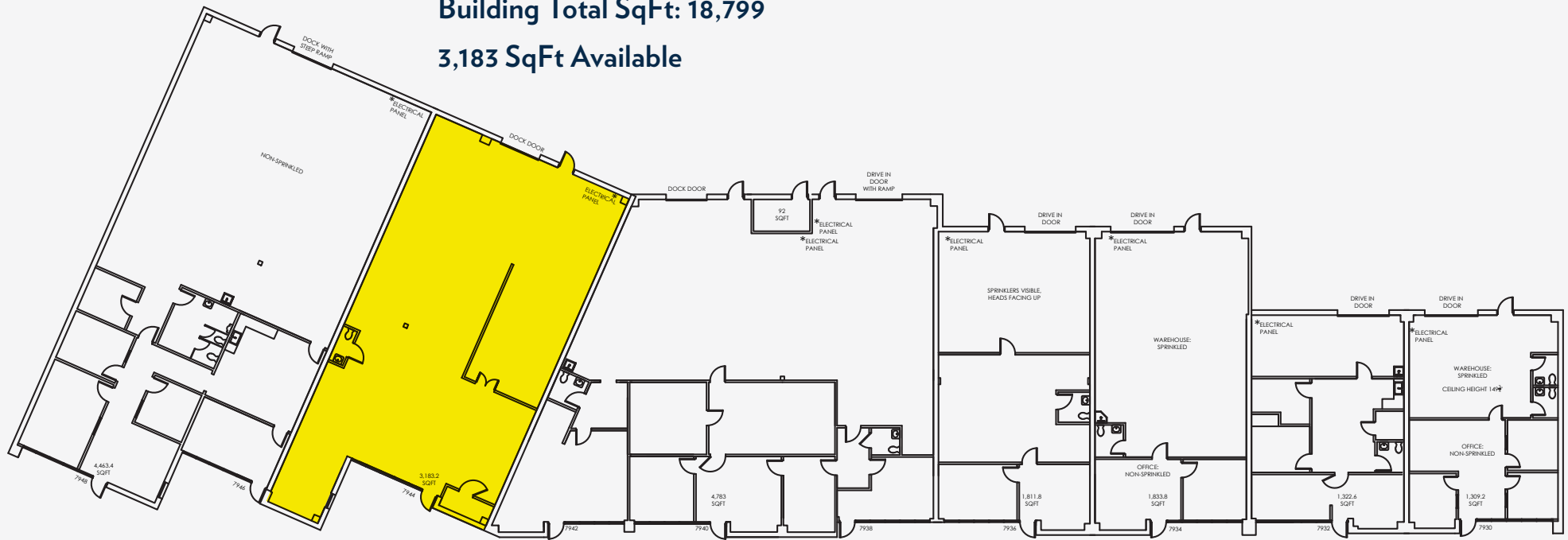
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FLOOR PLAN

Building Total SqFt: 18,799
3,183 SqFt Available



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