



7932  
1,322 SF

7938 - 7942  
4,783 SF

7944  
3,183 SF

7962  
2,468 SF

# 7902-7988 TANNERS GATE LANE

FLORENCE, KY 41042

AVAILABLE FOR LEASE

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## PROPERTY HIGHLIGHTS



**1,322-11,756 SqFt**

- Under New Ownership
- 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-\$10.95/SF NNN + \$2.97/SF OpEx
- Flexible open floorplans

 [CLICK HERE FOR AERIAL VIDEO](#)

## PROPERTY DETAILS

Type Construction:	Block/Masonry
Roof:	Metal: under warranty through 2041
Electrical Service:	120/208V 3phase
Sprinkler:	Yes-wet
Parking Spaces:	Ample: multi-tenant park, first come first served
Signage:	On-suite signage available with visibility on I-75 as well as signage on monument sign at park entry
County:	Boone
Zoning:	Florence: C-2/PD/PO

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## Suite 7932

Suite Total SqFt:	1,322
Warehouse SqFt:	661
Office SqFt:	661
Clear Height:	10'-12'
Lighting:	Fluorescent
Dock doors:	None
Drive-in door:	One (1) 8'x8'
HVAC:	100% HVAC
Sprinkler:	Yes-wet
Parking Spaces:	Ample: multi-tenant park, first come first served
Restrooms:	One (1)

## Suite 7938 - 7942

Suite Total SqFt:	4,783
Warehouse SqFt:	2,100
Office SqFt:	2,683
Clear Height:	10'-12'
Flooring:	Carpet in office, concrete in warehouse
Lighting:	Fluorescent
Dock doors:	One (1) city high dock 8'x8'
Drive-in door:	One (1) 8'x8'
HVAC:	100% HVAC
Parking Spaces:	Ample: multi-tenant park, first come first served
Restrooms:	Two (2)

## Suite 7944

Suite Total SqFt:	3,183
Warehouse SqFt:	3,183
Office SqFt:	0
Clear Height:	10'-12'
Lighting:	Fluorescent
Dock doors:	One (1): 8'x8'
Drive-in door:	None
HVAC:	100% HVAC
Parking Spaces:	Ample: multi-tenant park, first come first served
Restrooms:	One (1)

## Suite 7962

Suite Total SqFt:	2,468
Warehouse SqFt:	480
Office SqFt:	1,988
Clear Height:	10'-12'
Lighting:	Fluorescent
Dock doors:	None
Drive-in door:	One (1) 10'x10'
HVAC:	100% HVAC
Sprinkler:	Yes-wet
Parking Spaces:	Ample: multi-tenant park, first come first served
Restrooms:	One (1)

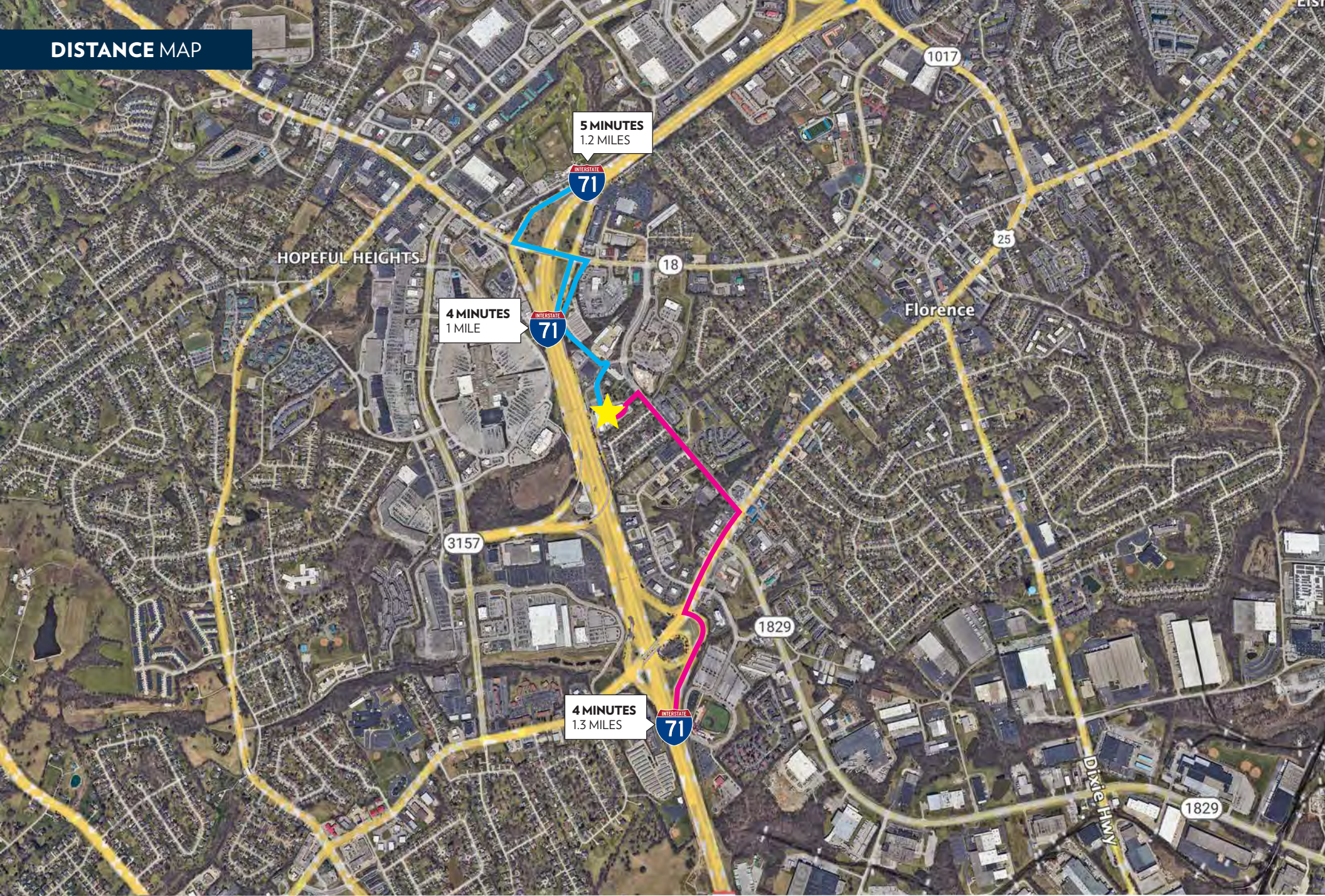
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## DISTANCE MAP



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## REGIONAL MAP



19 MINUTES  
12.4 MILES



19 MINUTES  
8 MILES

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AERIAL VIEW



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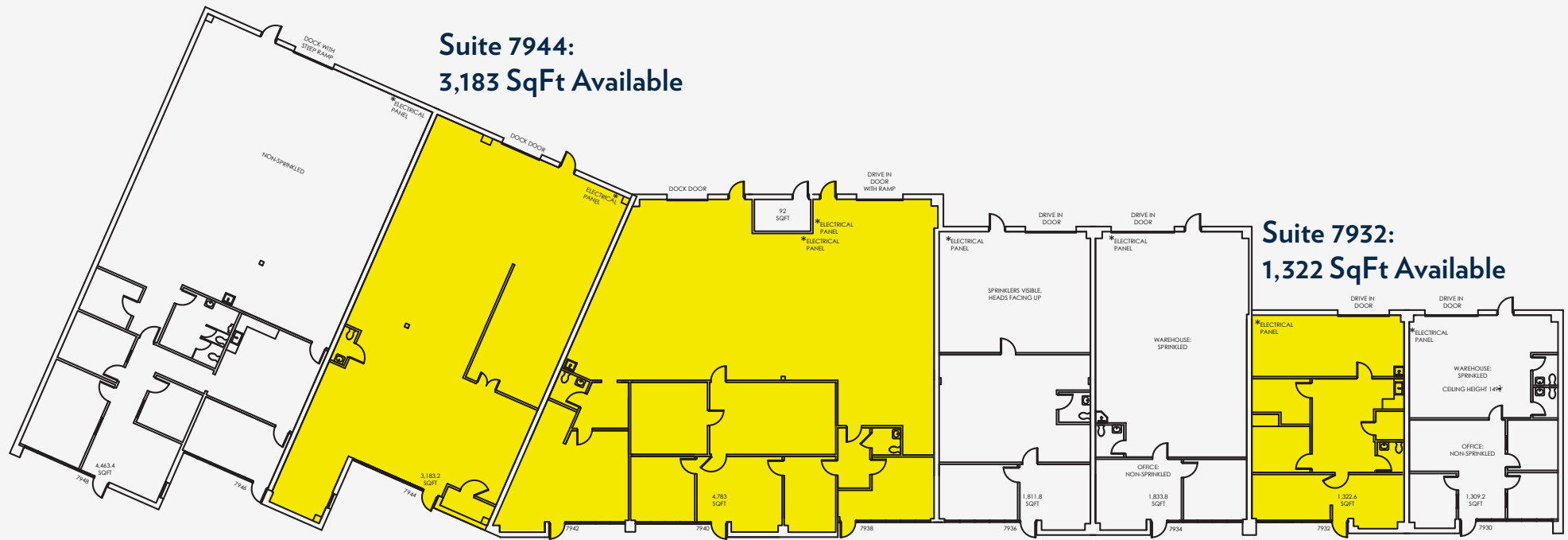
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## FLOOR PLANS

Building Total SqFt: 18,799



Suite 7944:  
3,183 SqFt Available

Suite 7932:  
1,322 SqFt Available

Suites 7938-7942:  
4,783 SqFt Available

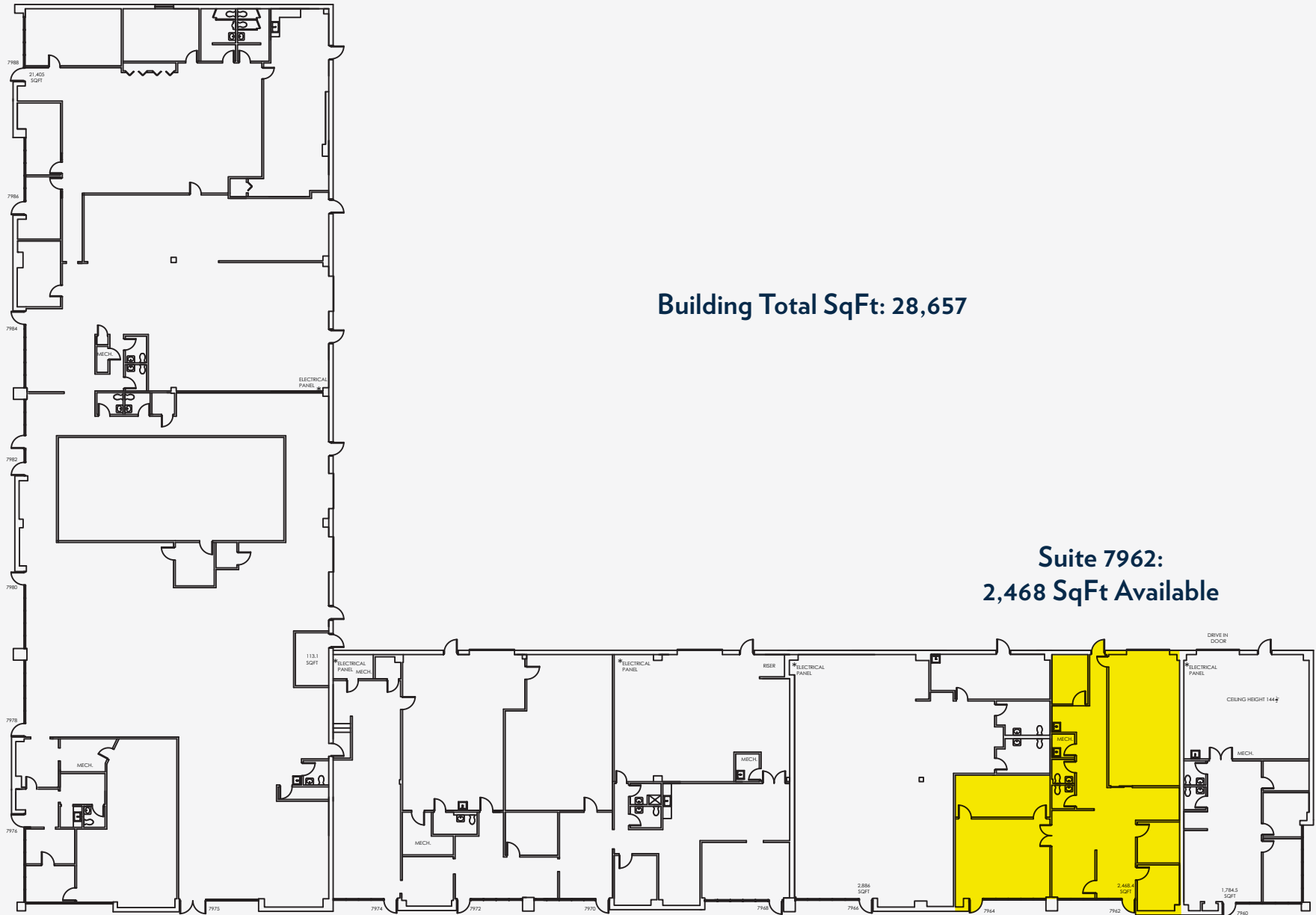
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## FLOOR PLANS



Building Total SqFt: 28,657

Suite 7962:  
2,468 SqFt Available

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