

For Lease

\$1,800/mo

9.18 sq ft

+ NNN

**7525 INDUSTRIAL RD
SUITE F
Florence, KY 41042**



**KEN
PERRY
REALTY**

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9.18 sq ft

+ NNN

- 2,354 Square Feet
- 2 Overhead garage doors with convenient drive-in access

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- **Excellent accessibility for employees, customers, and logistics**
- **Rare flex space**

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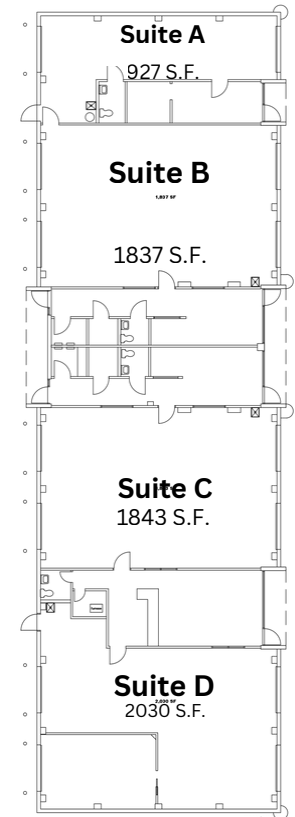
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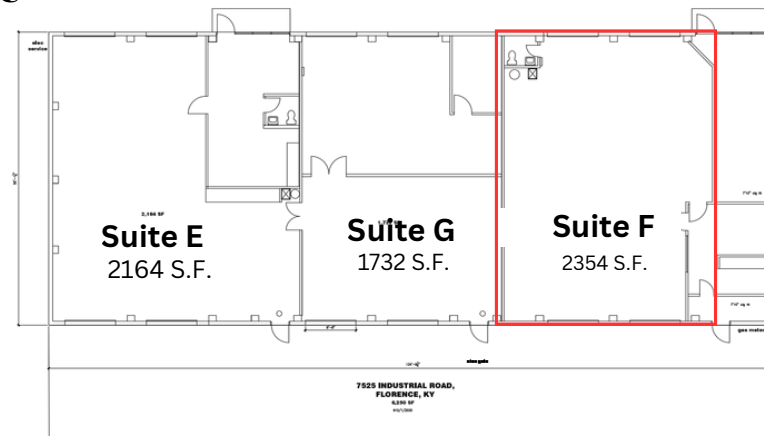
**KEN
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REALTY**

Affordable Flex Facility.

- **Conveniently Located Right off of I-75**
- **Just 10 Minutes to CVG and Downtown Cincinnati**
- **Exceptional Accessibility With Highly Functional Improvements**
- **Ideal for automotive services, contractor shops, light industrial, e-commerce, or service businesses**
- **Strong mix of automotive, contractor, woodworking, and specialty trade neighbors**
- **Ample parking and efficient layout for vehicle access, equipment storage, or shipping/receiving**



Total Square Feet: 12,887





Ashlee Brooks
Leasing Agent
4135 Alexandria Pike,
Suite 101
Cold Spring, KY 41076
Office: 859-442-6800 Cell: 606-402-0160
ashlee.brooks@kpr.net



Building Highlights:

- 3,873 SQ FT
- ZONED C-3 (PO)
- RARE GARAGE FLEX SPACE
- 4 DRIVE-IN DOORS
- 11 FOOT GARAGE CEILINGS
- 270 FEET OFF BUSY INDUSTRIAL RD
- AMPLE PARKING
- EASY INTERSTATE ACCESS
- 10 MINUTES TO DOWNTOWN CINCINNATI & CVG
- WELL MAINTAINED BUILDING
- LOCALLY OWNED & MANAGED
- SEPERATE LOBBY & OFFICE



AERIAL MAP

