



9215 BROOKFIELD CT.

FLORENCE, KY 41042

AVAILABLE FOR SALE OR LEASE

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PROPERTY HIGHLIGHTS



15,480 SqFt

- Located in City of Unincorporated Boone County minutes to I-71/75 and I-275 and CVG International airport
- Former mfg. facility is heavy power, approximately 480-volt, 3-phase, 3,000 amps
- Partial full HVAC in warehouse area
- Surplus land for outdoor storage and/or expansion
- Former paint booth, airlines / conduit, exhaust fans, and various jib cranes Two (2) 1-ton and One (1) 5-ton
- Available for immediate occupancy
- New ownership and improvements & make-ready underway
- Sale Price: \$2,295,000 (\$148/SqFt)
- Lease Rate: \$12.95/SqFt NNN



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PROPERTY DETAILS

Total SqFt:	15,480
Warehouse SqFt:	14,110
Office SqFt:	1,370 (1,470 SqFt 2nd floor mezzanine not included in Total SqFt)
Acreage:	3.42
Zoning:	I-2
Year Built:	2001
Construction:	PEMB fully insulated with 3' CMU wainscot
Crane:	Several JIB cranes throughout
Restrooms:	One (1) set in office + one (1) shower
Clear Height:	19'-23'
Column Spacing:	25'x50'
Roof:	Metal
Dock door:	One (1) 9'x10'
Drive-in door:	One (1) 12'x14'
Electrical Service:	480-volt, 3-phase, 3,000 amps
HVAC:	Partially air conditioned
Lighting:	Varies (clerestory, fluorescent & LED)
Sprinkler System:	None
Parking Lot:	28 spots
Highway Access:	1.3 Miles to I-75 via 536 Mt Zion Rd 2.8 Miles to I-75 via US 42
Parcel ID:	074.00-16-004.00

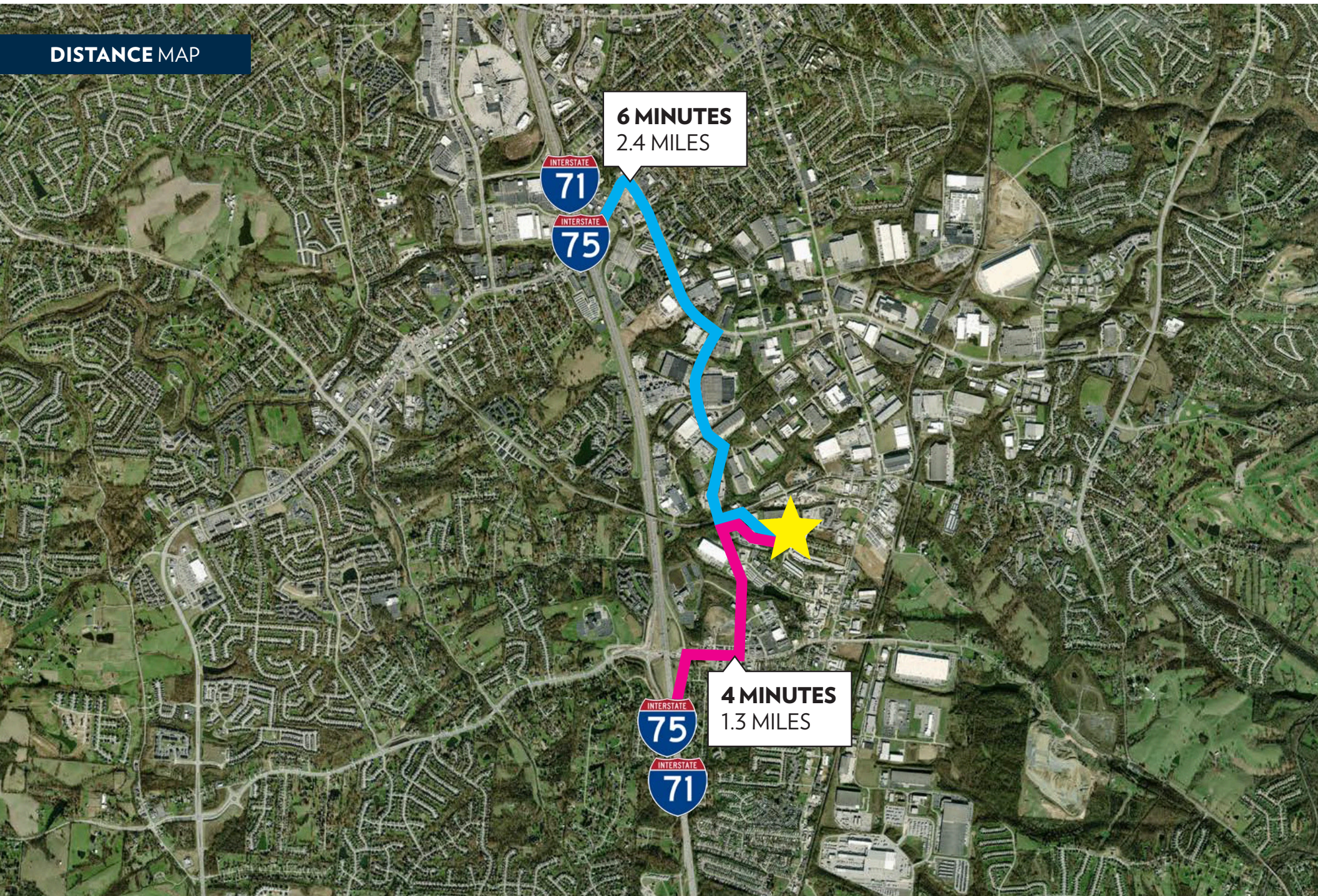
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DISTANCE MAP



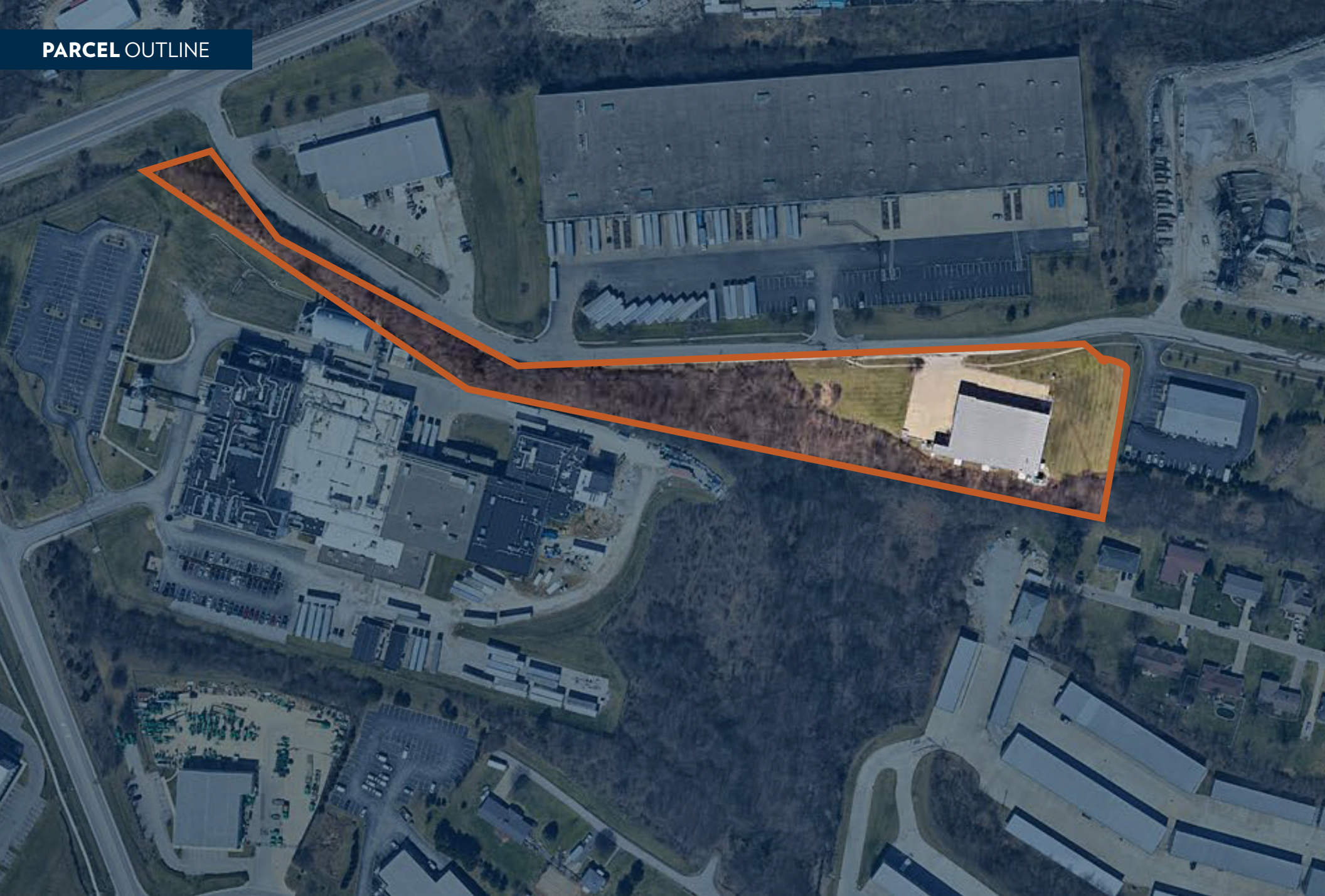
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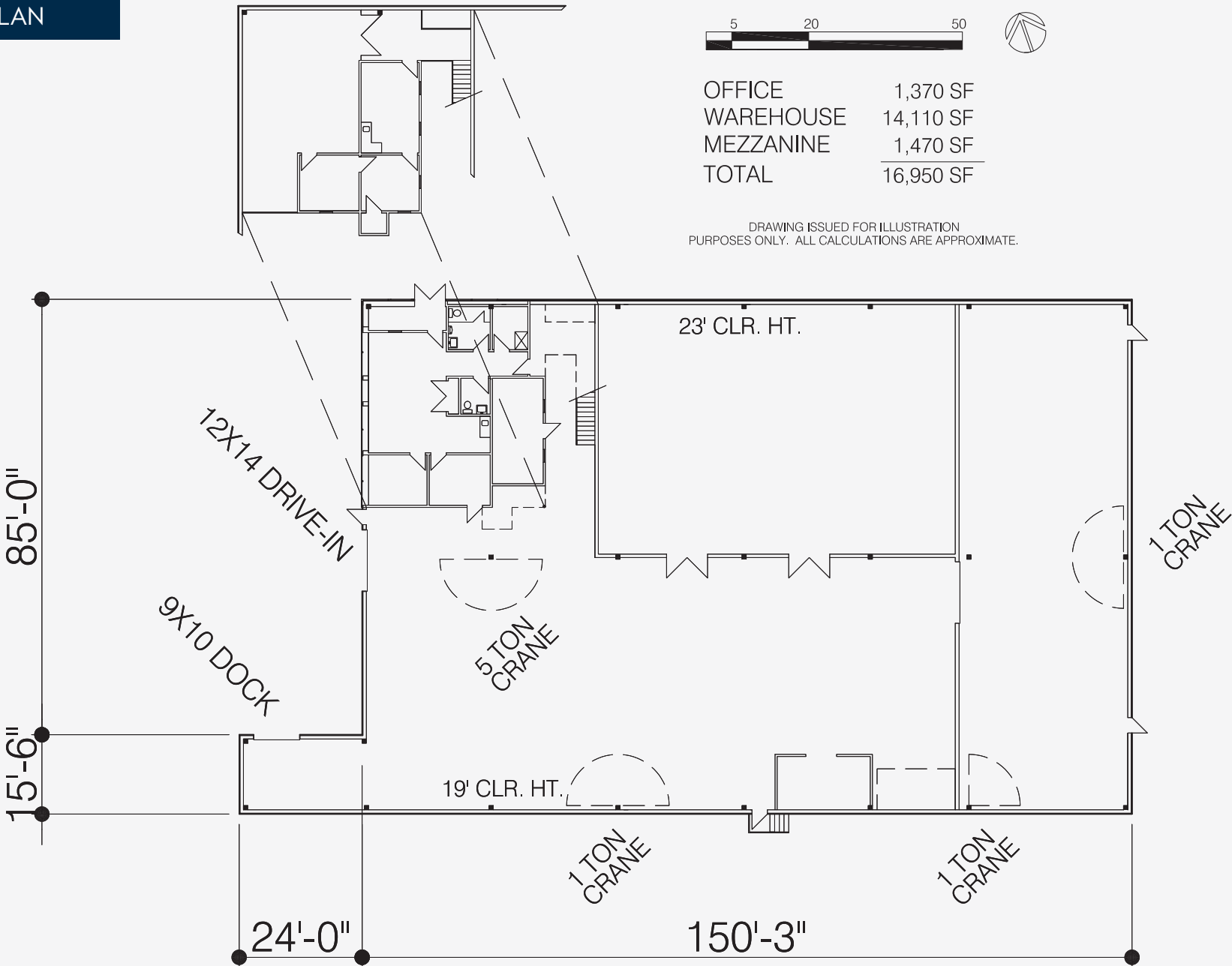
PARCEL OUTLINE



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FLOOR PLAN



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