

For Lease

\$3,388/mo

10.50 sq ft

+ NNN

**7525 INDUSTRIAL RD
SUITES C & D
Florence, KY 41042**



**KEN
PERRY
REALTY**

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10.50 sq ft

+ NNN

- **3,873 Square Feet**
- **4 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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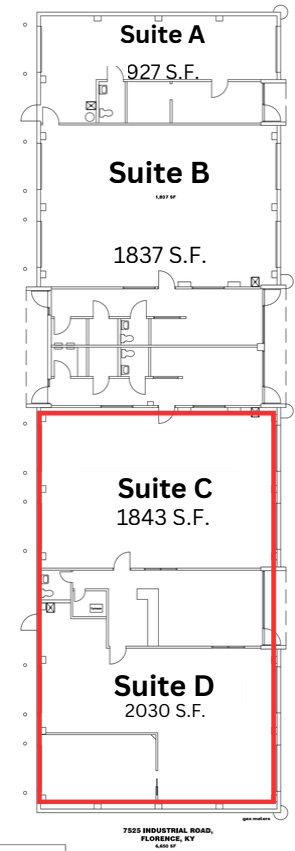
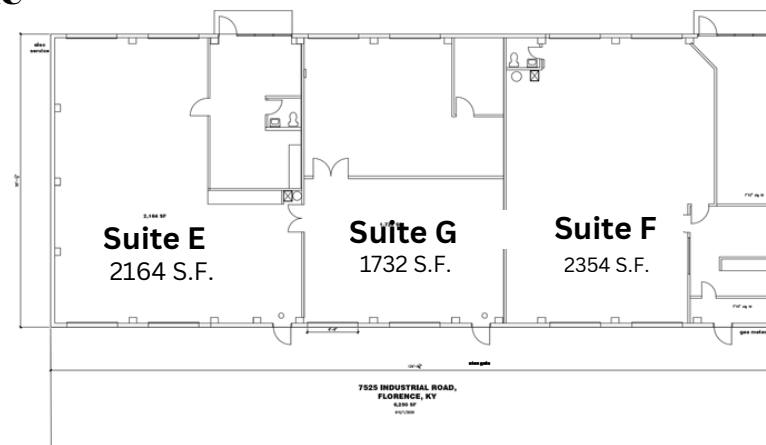
**7525 INDUSTRIAL RD
SUITE C & D
Florence, KY 41042**

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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





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PERRY
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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

