

10176 Dixie Highway

10176 DIXIE HIGHWAY, FLORENCE, KY 41042

137,088 sq. ft.
AVAILABLE

21 total
DOCK DOORS

24,040 sq. ft.
OFFICE AREA

1
DRIVE-IN DOOR

24' - 26'
CLEAR HEIGHT

100%
AIR-CONDITIONED

Features

137,088 sq. ft. Total Space

24,040 sq. ft. Office

Light Manufacturing

Fully Air-Conditioned

Upgraded Dock Equipment

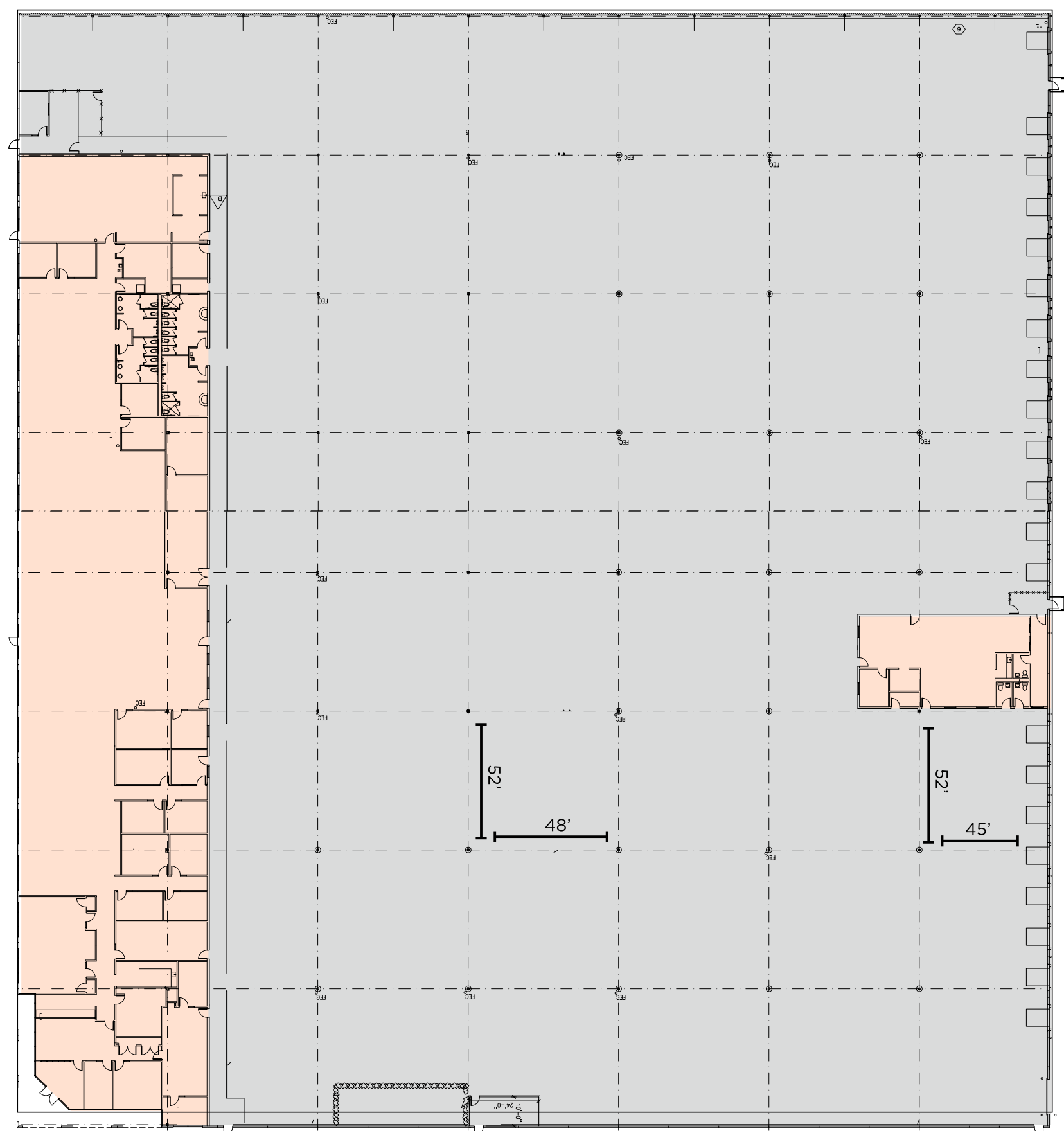
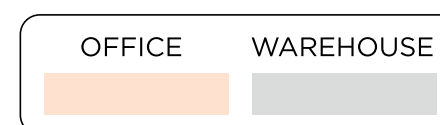
Secured Truck Court

**10 Miles South of the Cincinnati/
Northern Kentucky International
Airport & Amazon Prime Air Hub**



Building Specifications

Building Size	137,088 sq. ft.
Available	137,088 sq. ft.
Office Space	24,040 sq. ft.
Year Built	2002
Clear Height	24' - 26'
Column Spacing	52' x 45' Staging Bay: 52' x 48' typical
Dock Doors	21 (9'x10') dock doors w/ vision panel - McGuire 25,000 lb pit levelers & swing arm lights at all docks
Drive-ins	1 (14' x 16') drive-in door
Format	Rear load
Trailer Parking	150' deep; 60' concrete apron (20) trailer stalls
Automobile Parking	136 spaces
Sprinklers	Wet. Tyco 16.8 k-factor, Ultra K17 brass upright heads permit storage up to 25' w/ 36" clearance
Lighting	Office: LED Warehouse: T-5 on motion sensors



136
Automobile
Parking

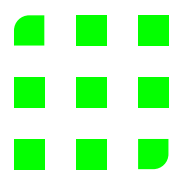
20
Trailer
Stalls

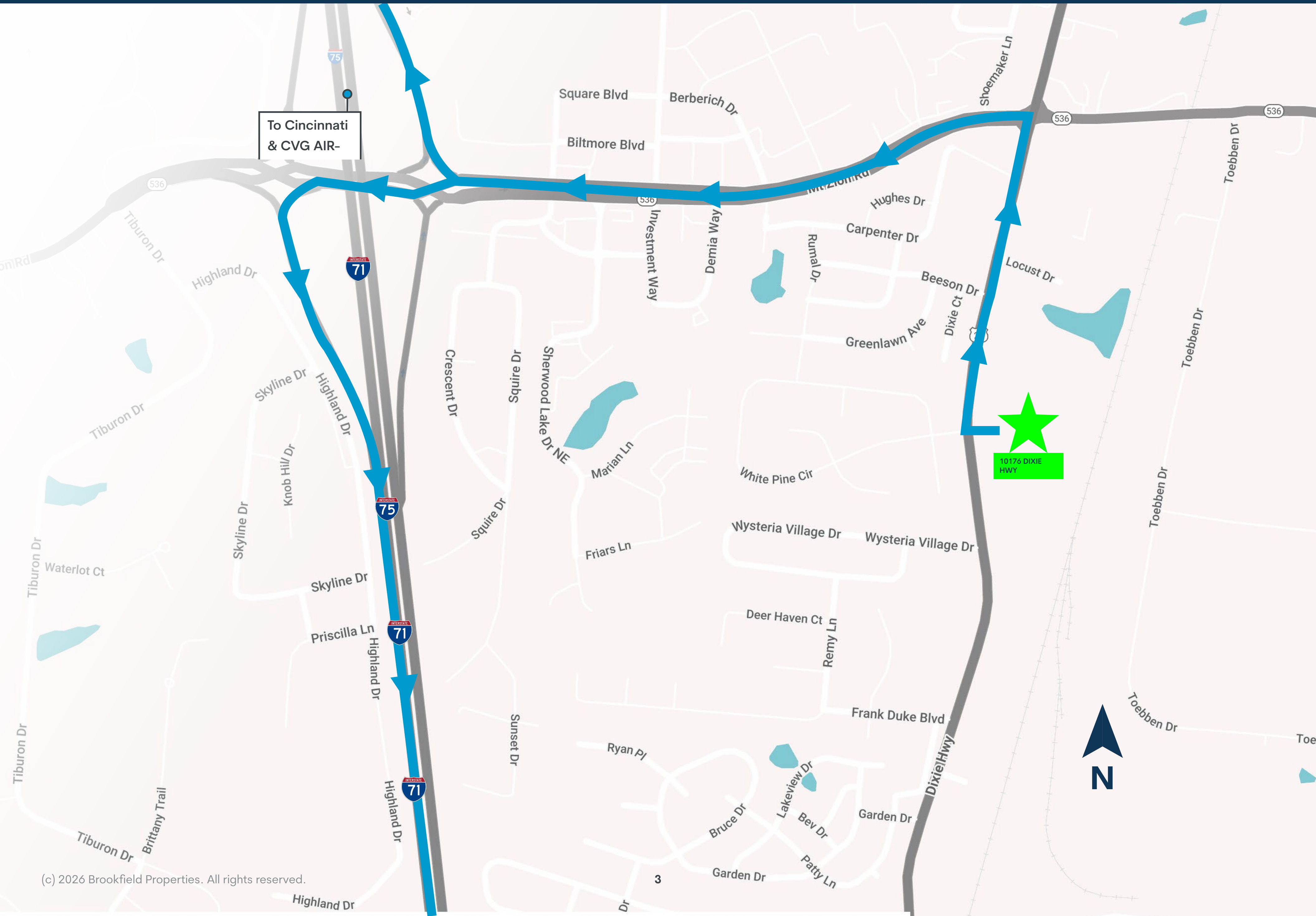
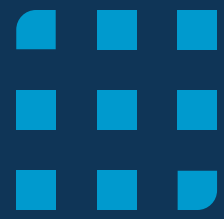
24'- 26'
Clear
Height

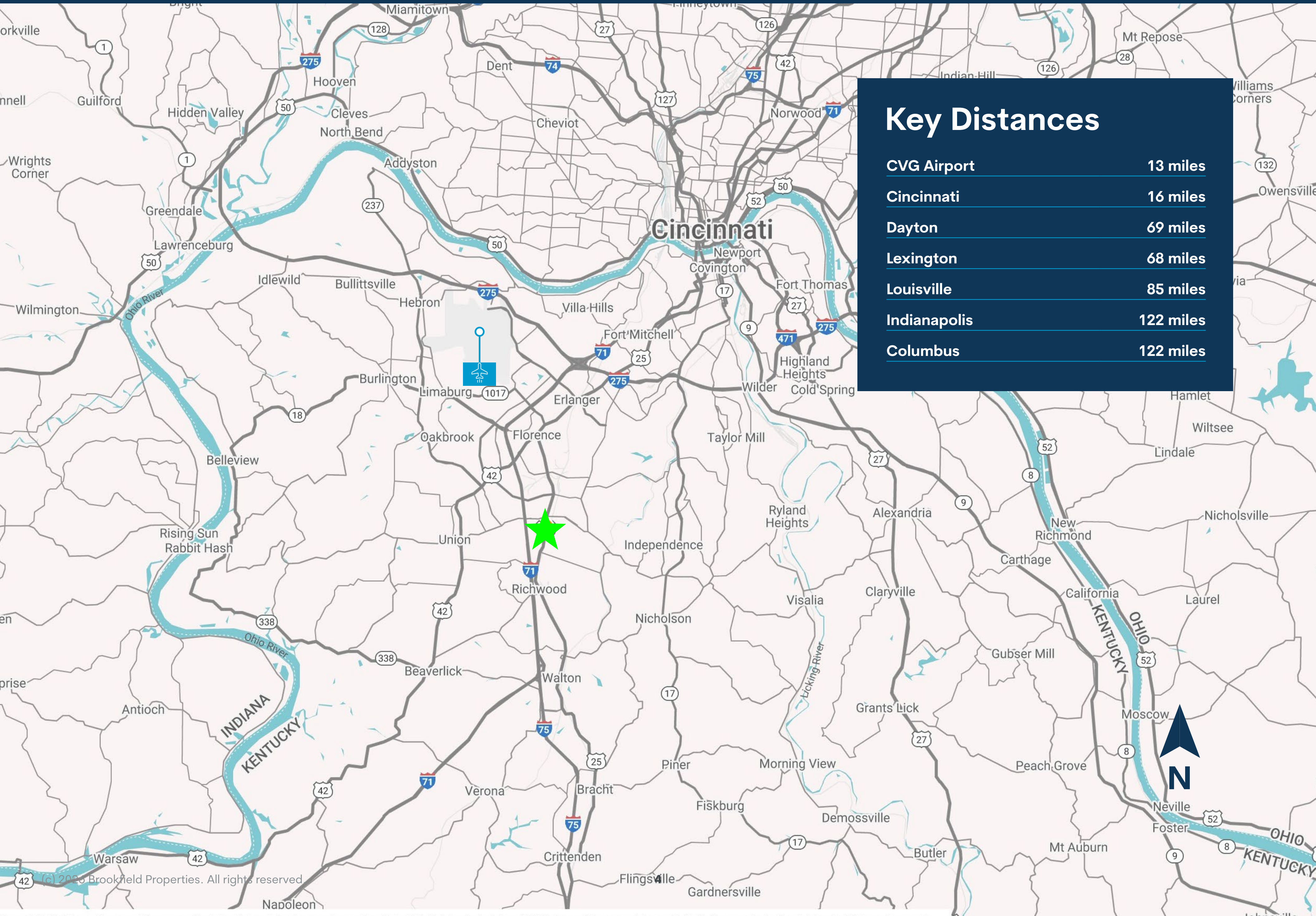
52' x 45'
Column
Spacing

21
Dock Doors

150'
Truck Court
Depth







Key Distances

CVG Airport	13 miles
Cincinnati	16 miles
Dayton	69 miles
Lexington	68 miles
Louisville	85 miles
Indianapolis	122 miles
Columbus	122 miles

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Leasing Contacts

Seattle Stein

513.763.3027

seattle.stein@cushwake.com

Director

Jeff Bender, SIOR, CCIM

859.653.1346

jeff.bender@cushwake.com

Executive Vice Chair

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Brookfield Properties

Katie Stevens

312.377.8299

Katie.stevens@brookfieldproperties.com

