



**For Lease**

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# 3780 Lake Park Dr Covington, KY 41017

**Lease Rate: \$6.15/SF | OPEX: \$1.25/SF**

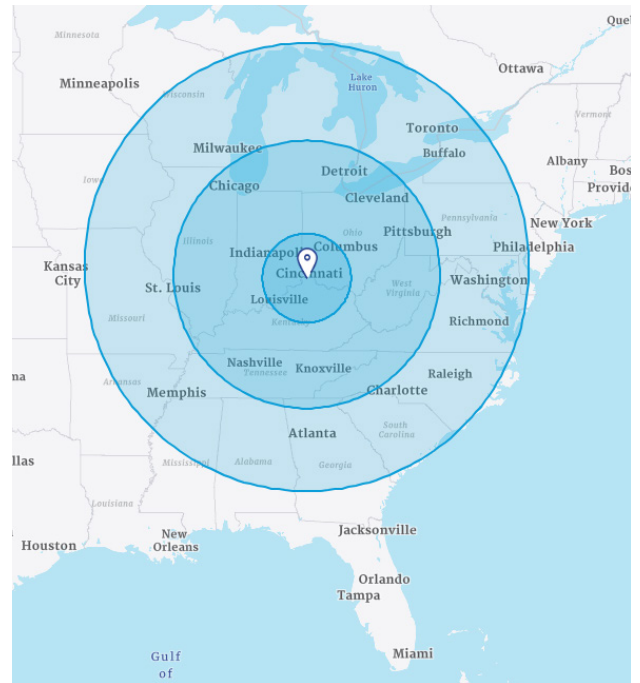
- 112,000 total SF
- 99,520 warehouse SF
- 12,480 office SF
- 20 dock doors
- 3 drive-in doors
- 24' clear height
- ESFR sprinkler system
- (2) 1,200 amps, 480 volts, 3-phase
- 90+ parking spaces
- Numerous amenities

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## BUILDING SPECIFICATIONS

<b>Total Building Area:</b>	112,000 SF
<b>Available Area:</b>	99,520 SF
<b>Office Area:</b>	12,480 SF
<b>Space Dimensions:</b>	360' x 312'
<b>Bay Size:</b>	12,480 SF
<b>Column Spacing:</b>	40' x 44'
<b>Land Area:</b>	10.96 acres
<b>Year Built:</b>	1996
<b>Construction Type:</b>	PreCast
<b>Ceiling Height:</b>	24'
<b>Dock Doors:</b>	20
<b>Truck Court:</b>	200' +
<b>Drive-In Doors:</b>	3
<b>Lighting:</b>	LED, with motion sensors
<b>HVAC:</b>	100% heat & A/C with rooftop units in office, unit heaters in warehouse
<b>Sprinkler System:</b>	ESFR
<b>Roof:</b>	Built up rubber membrane with stone ballast
<b>UTILITIES</b>	
<b>Electric:</b>	Duke Energy (513-421-9500) (2) 1,200 amps 480/277v/3phase
<b>Gas:</b>	Duke Energy (513-421-9500)
<b>Water:</b>	Northern Kentucky Water District (859-578-9898)
<b>Sewer:</b>	Sanitation District #1 (859-578-7450)
<b>Telephone:</b>	Cincinnati Bell Telephone (513-566-5050)
<b>Parking:</b>	90 auto spots, 40 trailer stalls
<b>Zoning:</b>	SI - Suburban Industrial
<b>Governing Jurisdiction:</b>	Kenton County
<b>Parcel ID:</b>	Kenton County: 043-00-00-101.00

## LOCATION

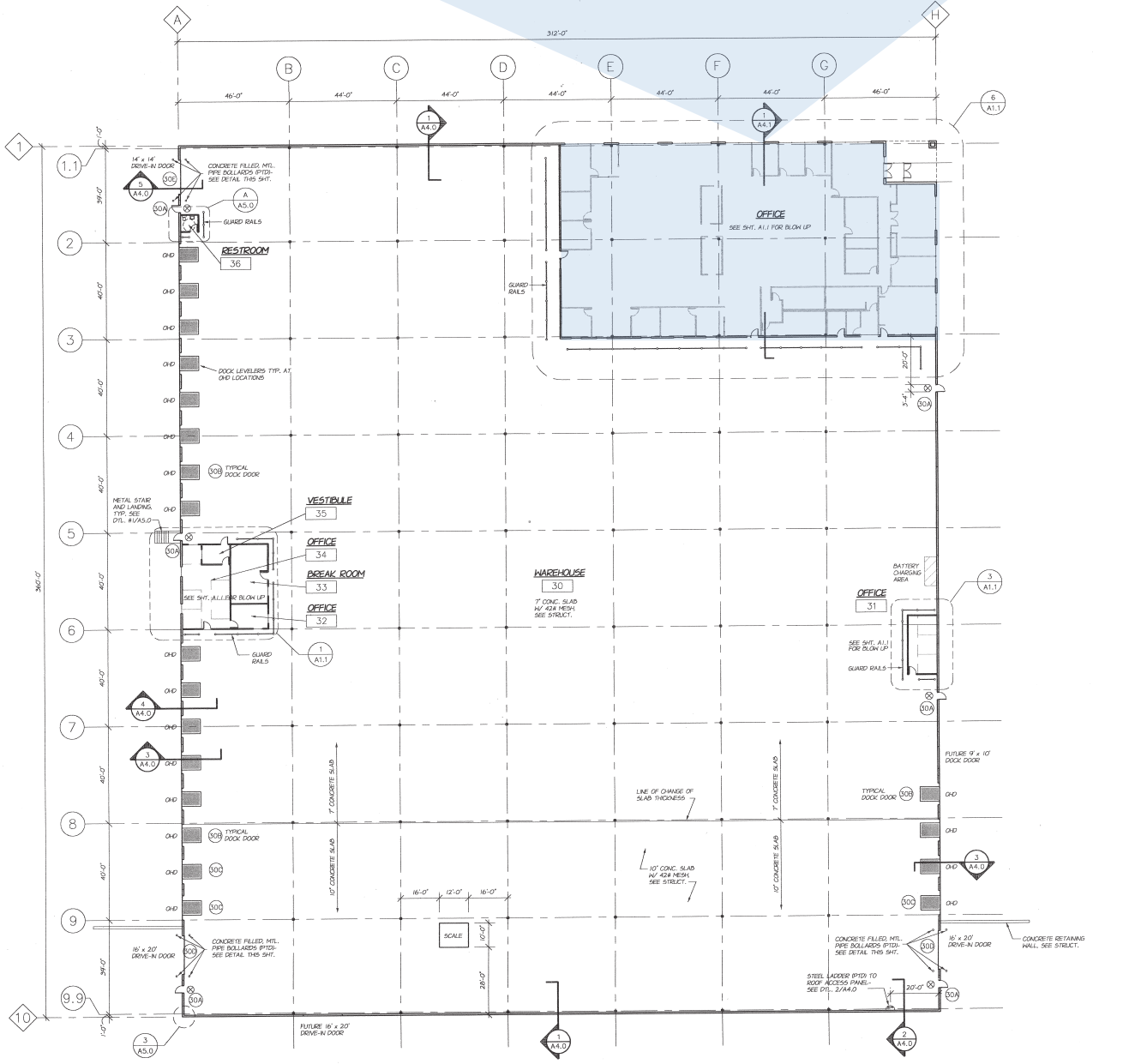
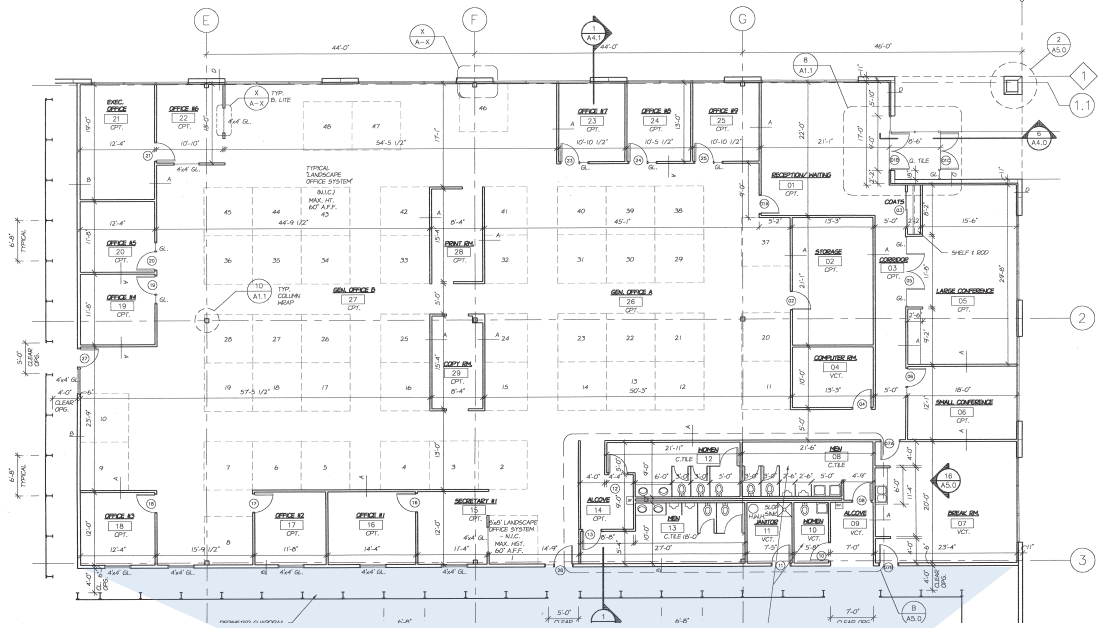


### DISTANCES

Louisville, KY	80 miles	Nashville, TN	284 miles
Columbus, OH	121 miles	Pittsburgh, PA	303 miles
Indianapolis, IN	122 miles	Chicago, IL	308 miles
Detroit, MI	276 miles	St. Louis, MO	348 miles

- Within minutes to four interstate highways - I-75, I-71, I-74 and I-275
- Proximate to Greater Cincinnati Northern Kentucky International Airport (CVG)
- Bus transportation at park entrance
- 60% of US population within a 500 mile radius
- Proximity to Distribution Hubs:
  - DHL Super Cargo (13 mins/9 miles)
  - Amazon - Prime Air CVG Airport (15 mins/ 11.5 miles)
  - FedEx Ground Hub - Independence (6 mins/ 3.5 miles)
  - UPS Air Hub - Louisville (1 hr 15 mins/80.5 miles)
  - FedEx Smartpost - Indianapolis (1 hr 53 mins/ 123 miles)
  - FedEx Smartpost - Grove City (2 hrs/ 123 miles)
- Automotive & e-Commerce Corridors

**Office Area  
12,480 SF**





## CONTACT



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