

# 145 W 38TH ST COVINGTON, KY 41017



## INDUSTRIAL FLEX SPACE FOR SUBLEASE



### SUBLEASE OVERVIEW

TOTAL AVAILABLE:	39,000 SF
OFFICE SPACE:	To Suit
BASE RENT	\$8.50 PSF NNN
OPERATING EXPENSES:	\$1.57 (2025)
SUBLEASE TERM:	Through 12/31/2034
FINISH ALLOWANCE:	TBD
CLEAR HEIGHT:	32'
POWER:	3-phase 480v
BUILT:	2023
ZONING:	Suburban Industrial (SI)
LOADING:	6 Dock High Doors with Levelers
HEAT:	80/20 Air Rotation Gas
CONSTRUCTION:	Reinforced Concrete
UTILITIES:	Gas / City Water / City Sewer
LIGHTING:	LED
SPRINKLERS:	ESFR
COLUMN SPACING:	50' X 50' with 60' staging
TRUCK COURT:	130'

### NOTES

- First generation space
- 3 knock out panels
- Property tax abatement available through IRB bonds to occupants

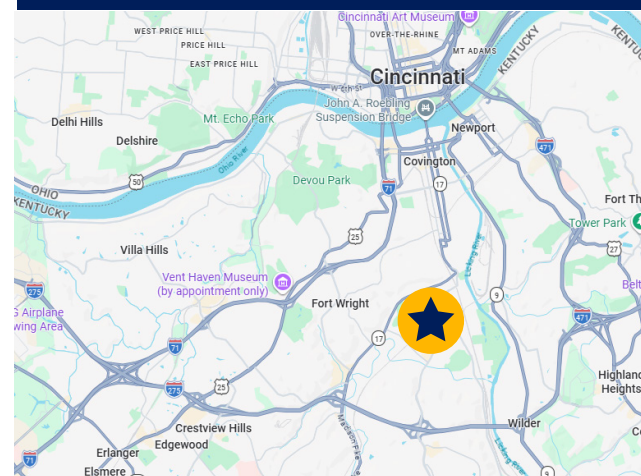
### CONTACT

**ALAN PIKER**  
513.543.7373 direct  
apiker@cresa.com



### LOCATION!

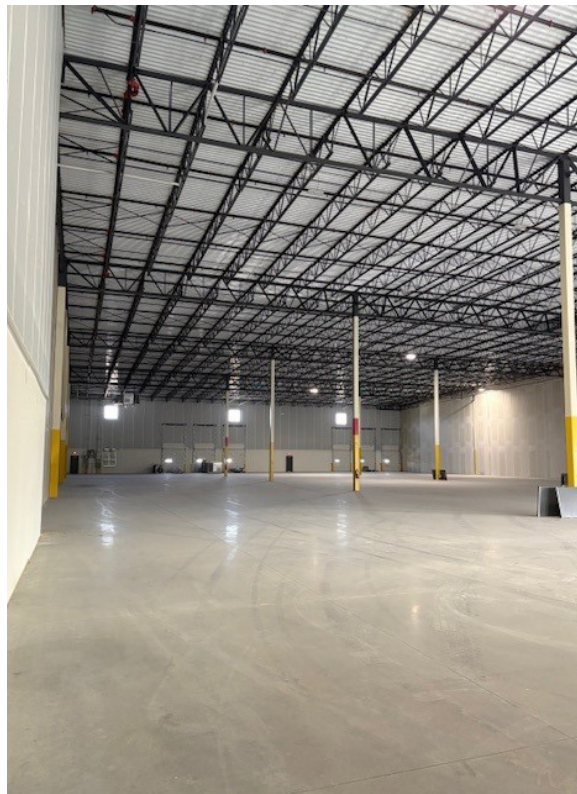
Approximately 2.5 miles to Interstate 275  
and 3.7 miles to I-71/I-75



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