



2809 HOWARD LITZLER DR.

FT WRIGHT, KY 41015

AVAILABLE FOR LEASE

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PROPERTY HIGHLIGHTS

 **18,789 SqFt**

- Located in NKY Submarket in Fort Wright minutes to I-71/75, I-275, and I-471
- Constructed in 2018 with Two (2) fully equipped docks and One (1) – 12'x14' drive-in door
- Offices: Build To Suit
- Available for immediate occupancy
- Lease Rate: \$9.95/SqFt modified gross + utilities

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PROPERTY DETAILS

Total SqFt:	18,789
Warehouse SqFt:	18,789
Office SqFt:	To Suit / One (1) set of existing restrooms
Clear Height:	22'
Year Built:	2018
Type Construction:	Structure Steel Building
Lighting:	LED's
Column Spacing:	50'x102'
Dock door:	Two (2) – 10'x12' with mechanical pit levelers and seals
Drive-in door:	One (1) – 12'x14'
Sprinkler:	Yes - Wet System
Electrical Service:	200 amps/208 volts/3-phase
Heat:	Natural gas-fired unit heaters
Roof:	60 mil PVC
Truck court:	Concrete apron (46') and heavy duty asphalt
Parking Lot:	+/- 20 spaces
Restrooms:	One (1) set

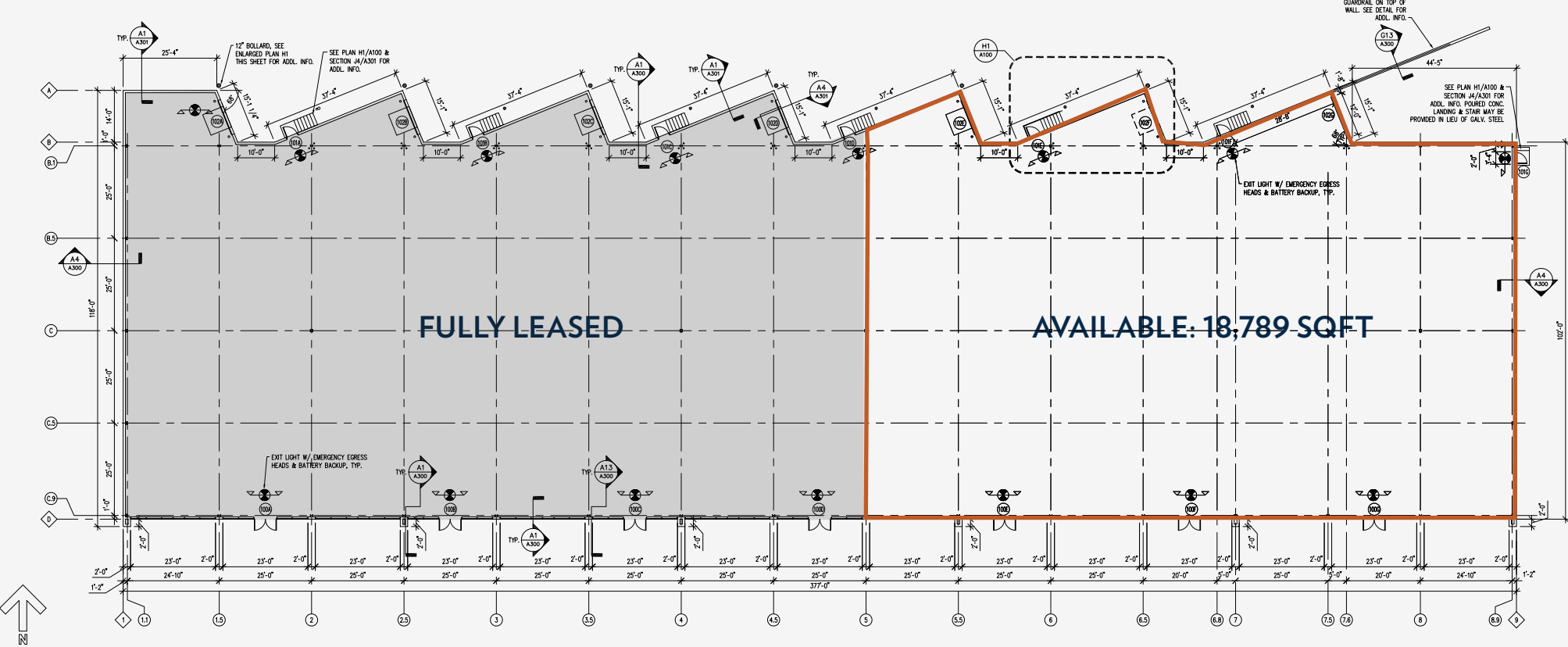
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FLOOR PLAN



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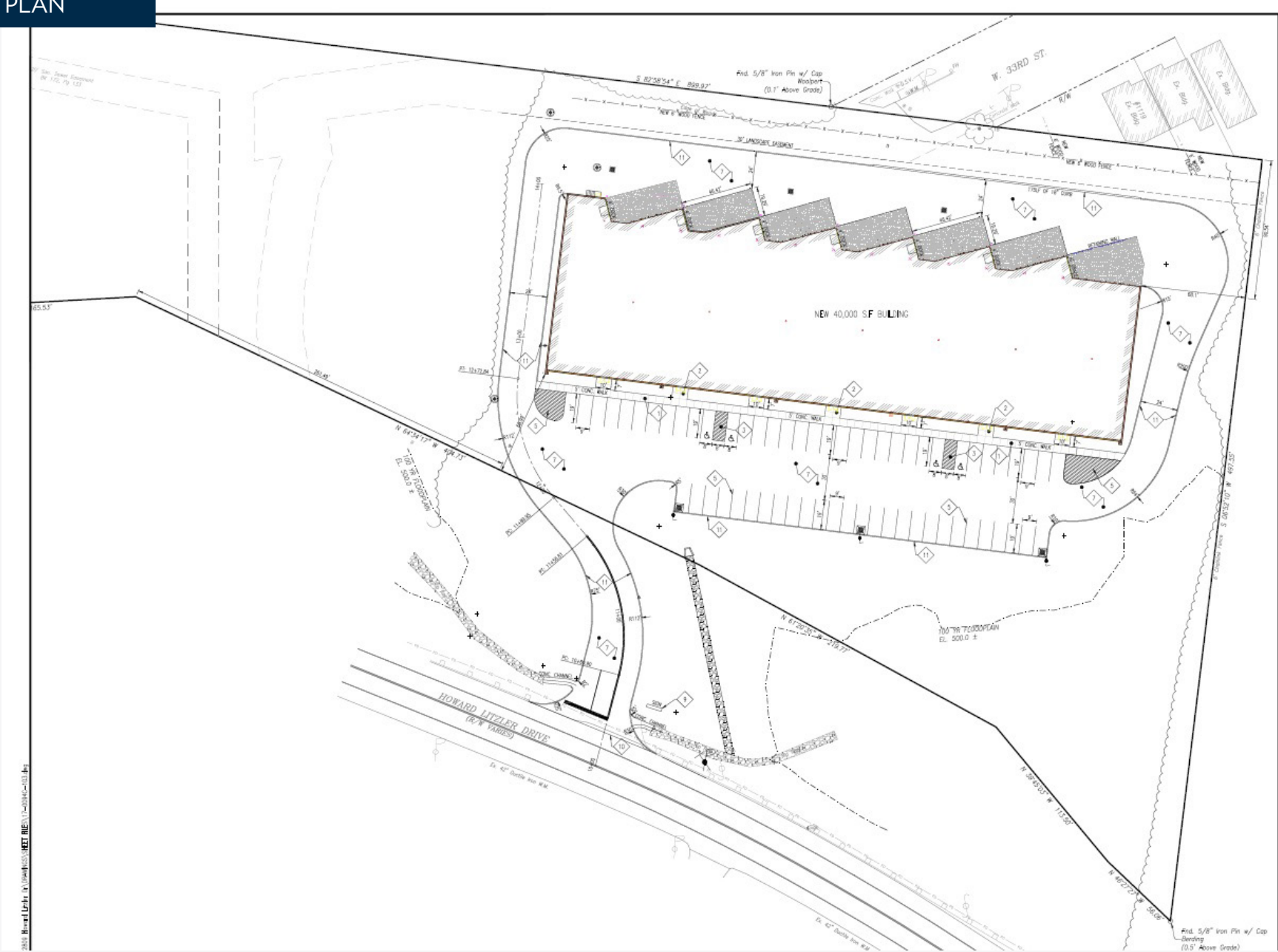
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SITE PLAN



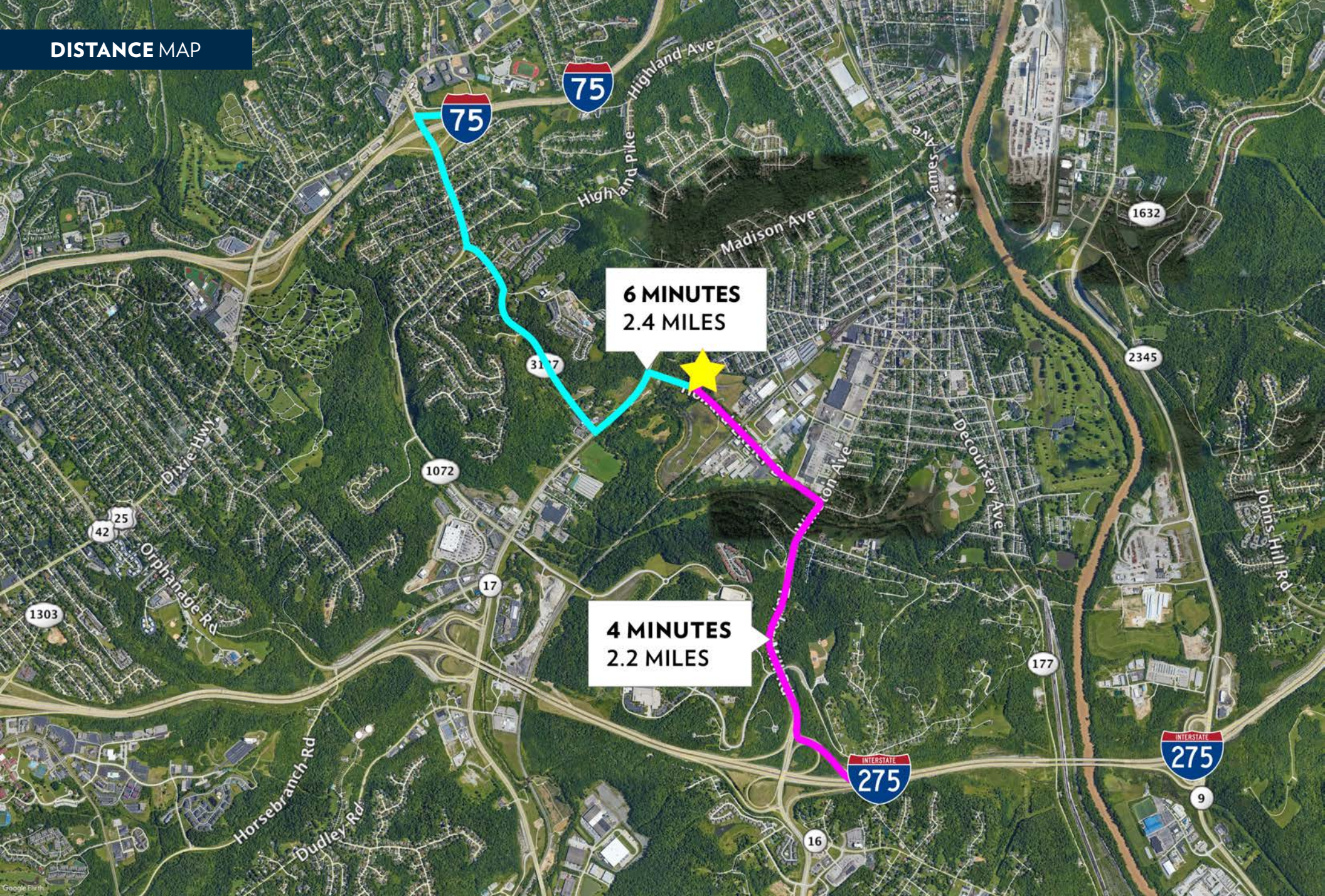
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DISTANCE MAP



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PARCEL OUTLINE



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