

# EMPIRE BUSINESS CENTER

7453 Empire Drive  
Florence, KY 41042

GREATER CINCINNATI MARKET  
FLORENCE/RICHWOOD SUBMARKET

FOR LEASE

BUILDING C

101,250 SF



LEASED BY



# BUILDING SPECIFICATIONS

Available SF 101,250 SF

Warehouse SF 93,650 SF

Office SF 7,600 SF

Loading 12 dock doors, 1 drive-in

Ceiling Height 20'

Parking 118 car spots

Power 1,600 Amps, 480/277 Volts, 3-phase

Truck Court 180'

Column Spacing 45' x 45'

Sprinklers 2 wet sprinkler systems

Roof Rubber membrane

Floor 5" reinforced concrete

Zoning I-2 Heavy Industrial

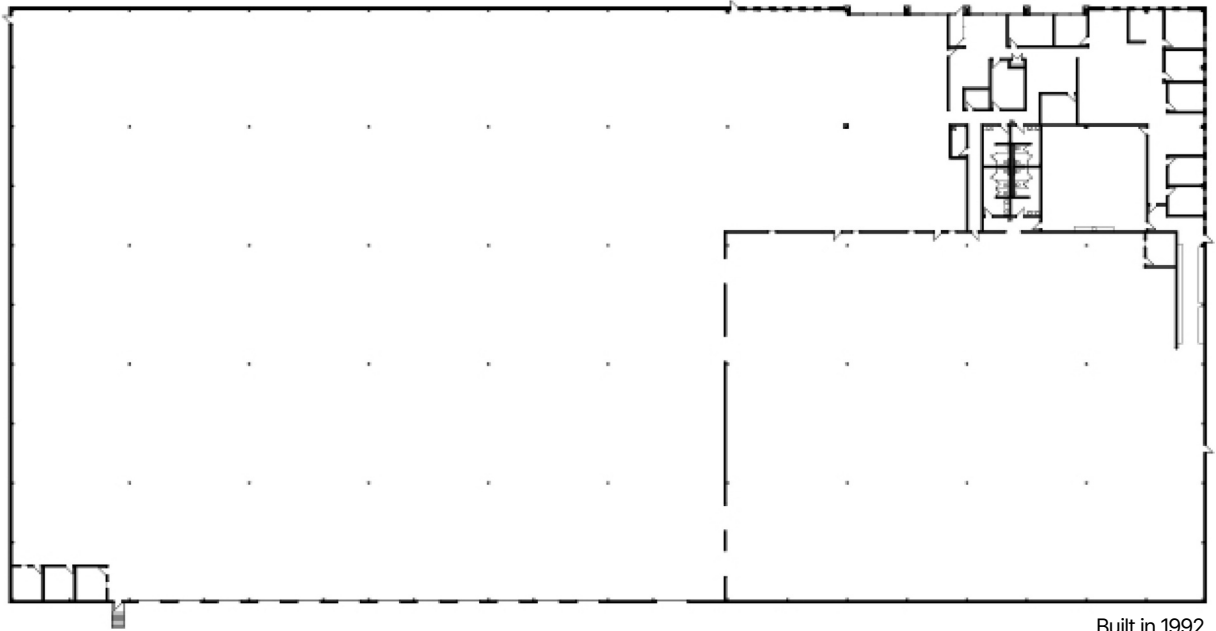
**\$5.75/SF**

LEASE RATE

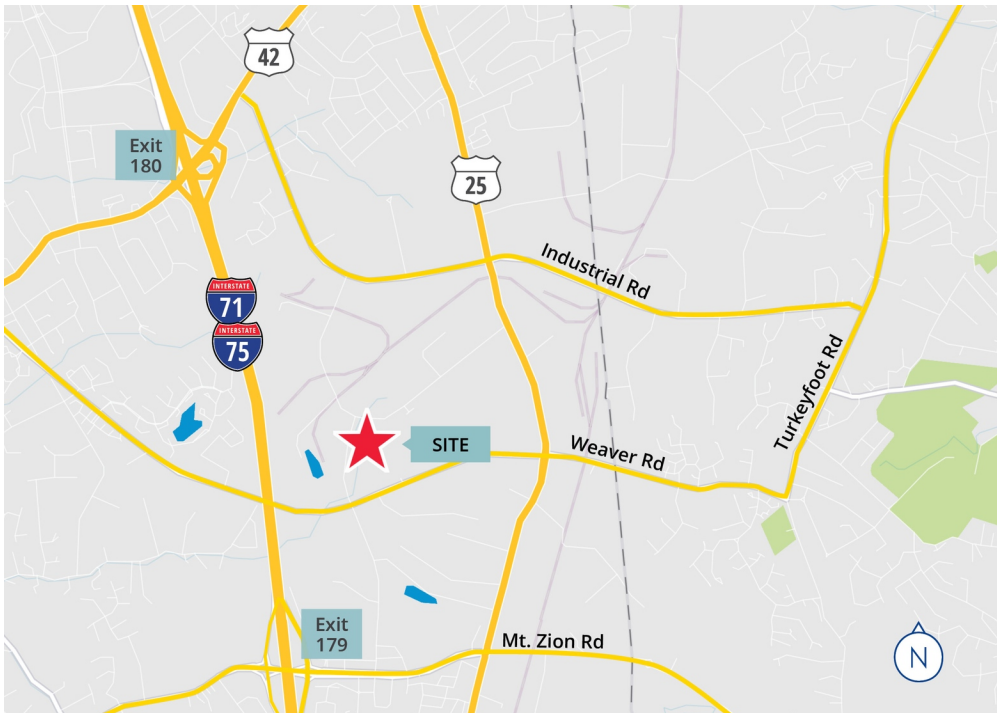
**\$1.15/SF**

OPEX

## FLOOR PLAN



Built in 1992



# CONTACT INFORMATION



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