



11 SPIRAL DR.

FLORENCE, KY 41042

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PROPERTY HIGHLIGHTS



3,818 SqFt

- Located in City of Florence minutes to I-71/75, I-275, and CVG / Greater Cincinnati Northern Kentucky International Airport
- New ownership
- One (1) Dock Door 9'x9'
- 14' clear height
- 3.43 parking per 1,000 SqFt
- Lease Rate: \$10.95/ SqFt NNN + \$3.00/SqFt Operating Expenses/CAM



CLICK HERE FOR AERIAL VIDEO

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(513) 843-1600
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PROPERTY DETAILS

Total SqFt:	3,818
Warehouse SqFt:	2,818
Office SqFt:	1,000
Clear Height:	14'
Year Built:	1988
Type Construction:	Masonry and steel
Lighting:	LED's
Column Spacing:	25'x25'
Dock door:	One (1) 9'x9'
Drive-in door:	None
Sprinkler:	Wet system
Electrical Service:	120/208, 200 Amp service
Heat:	Gas Fired Package Heater
Roof:	Rubber Membrane
Parking Lot:	3.43 per 1,000 SF
Restrooms:	One (1) set

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DISTANCE MAP



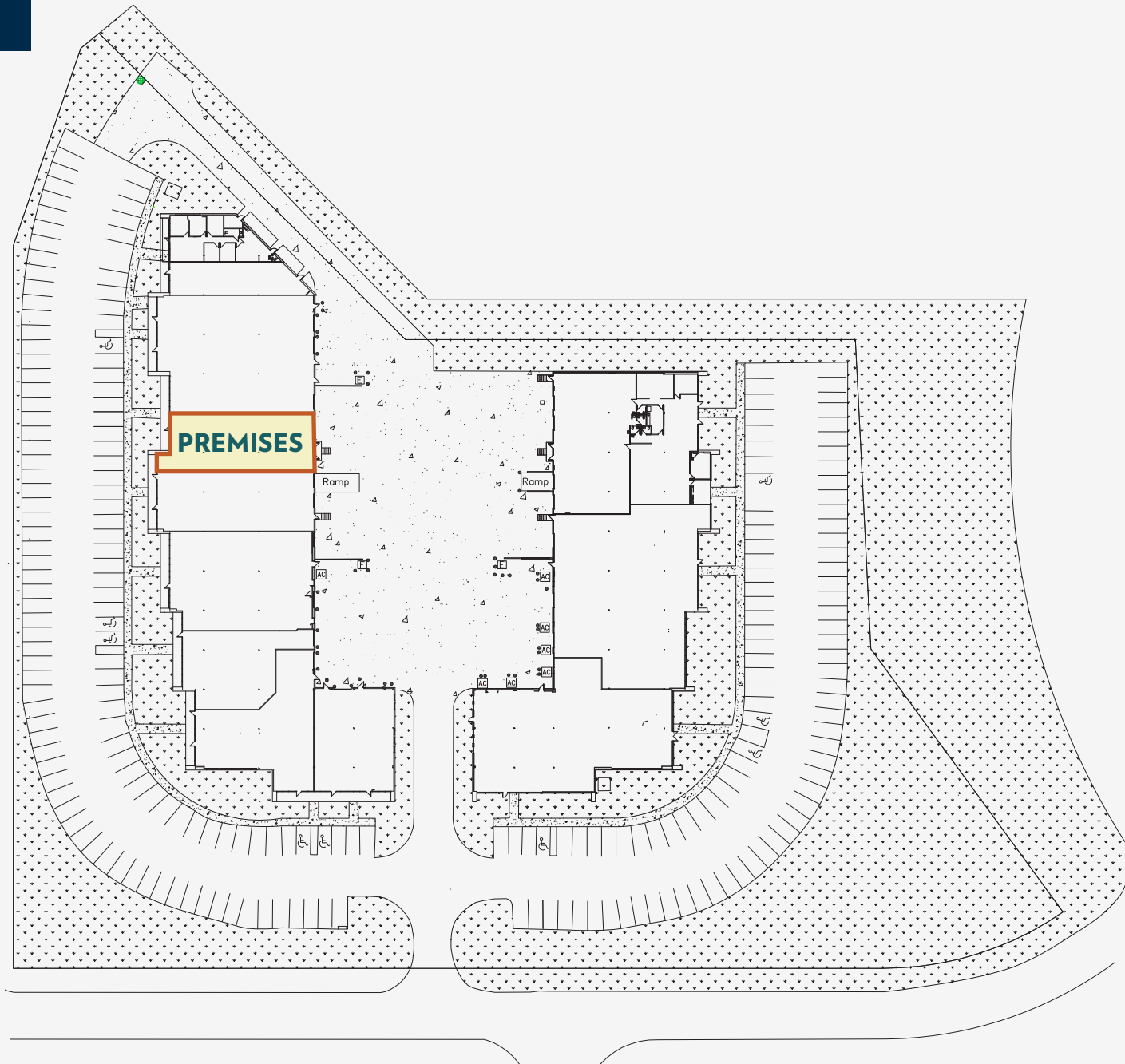
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SITE PLAN



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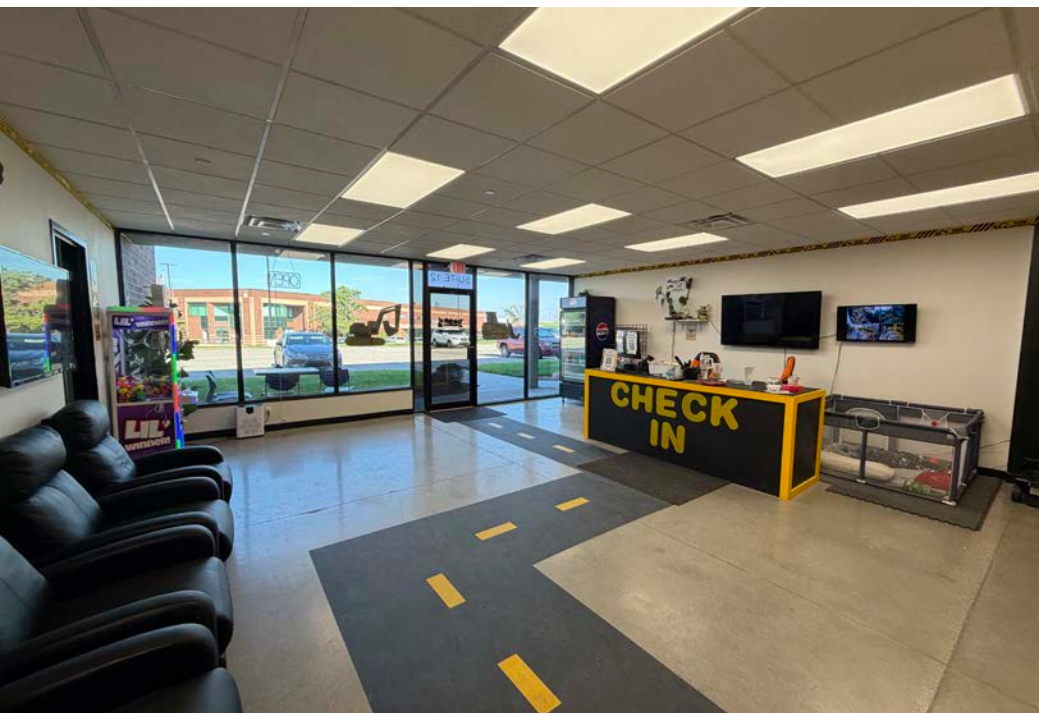
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REGIONAL MAP

