

**FOR SUBLEASE**

# DIXIE DISTRIBUTION CENTER I

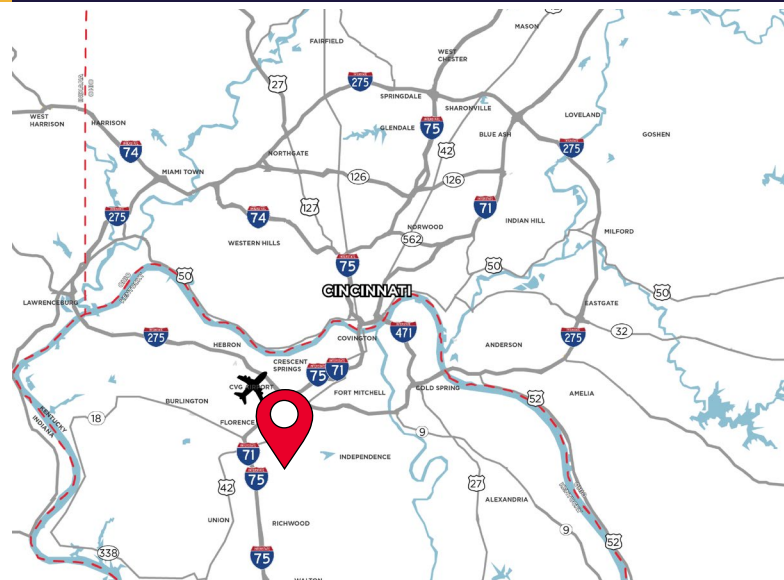
8179 DIXIE HIGHWAY, FLORENCE, KY 41042



**HEAVY INDUSTRIAL WAREHOUSE**

**LEASE RATE: \$6.75/SF NNN**

- 40,000 SF Total Available (Suite 200)
- 24' Clear Height
- Front Loaded
- Heavy Industrial Zoning
- No City Earnings Tax
- **Sublease Expiration: 8/31/2027**



**For more information, contact:**

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LOCATION	Florence, KY
AVAILABLE SIZE	Suite 200: 40,000 SF
OFFICE SIZE	1,000 SF
YEAR BUILT	1989
CONSTRUCTION	Pre-cast concrete panel and metal siding
CLEAR HEIGHT	24'
ROOF	Standing seam metal roof. 6" vinyl-faced batt insulation. R-19
PARKING	±18 Auto stalls
FLOOR	6" reinforced concrete with 42 mesh. 4,000 psi

DOCKS	(6) Dock Doors
FIRE SUPPRESSION	Wet
ELECTRIC	200 amps
HVAC	Suspended forced-air gas unit heaters
UTILITIES	
ELECTRIC/GAS	<a href="http://www.duke-energy.com">www.duke-energy.com</a>
WATER	<a href="http://www.nkywater.org">www.nkywater.org</a>
SEWER	<a href="http://www.sd1.org">www.sd1.org</a>
TELEPHONE	<a href="http://www.altafiber.com">www.altafiber.com</a>
DATA	<a href="http://www.spectrum.com">www.spectrum.com</a>
OPEX	\$1.68/SF

## SITE PLAN & SPECIFICATIONS



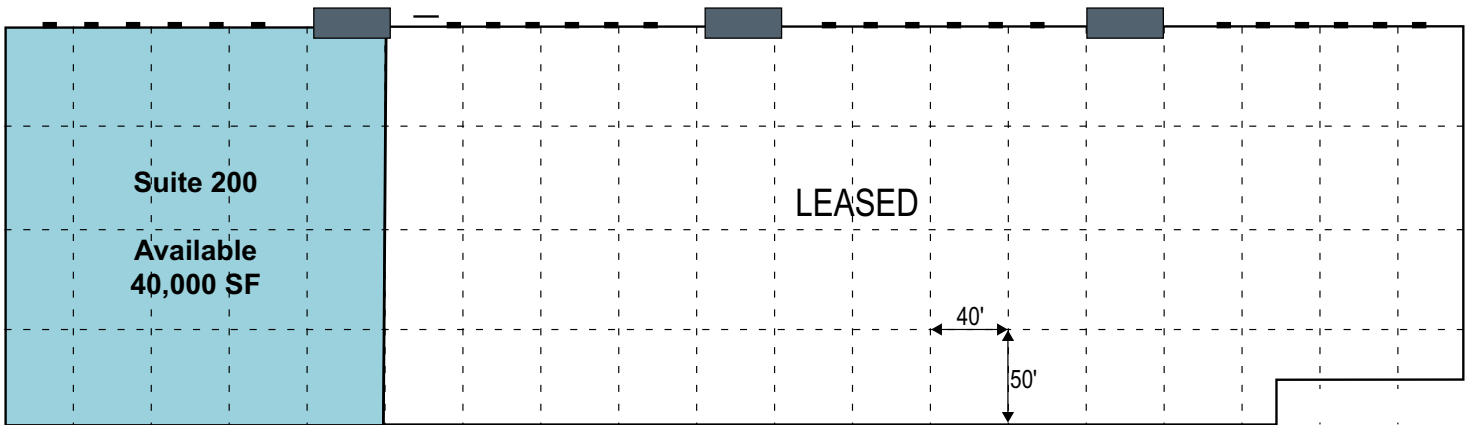
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## OVERALL FLOOR PLAN



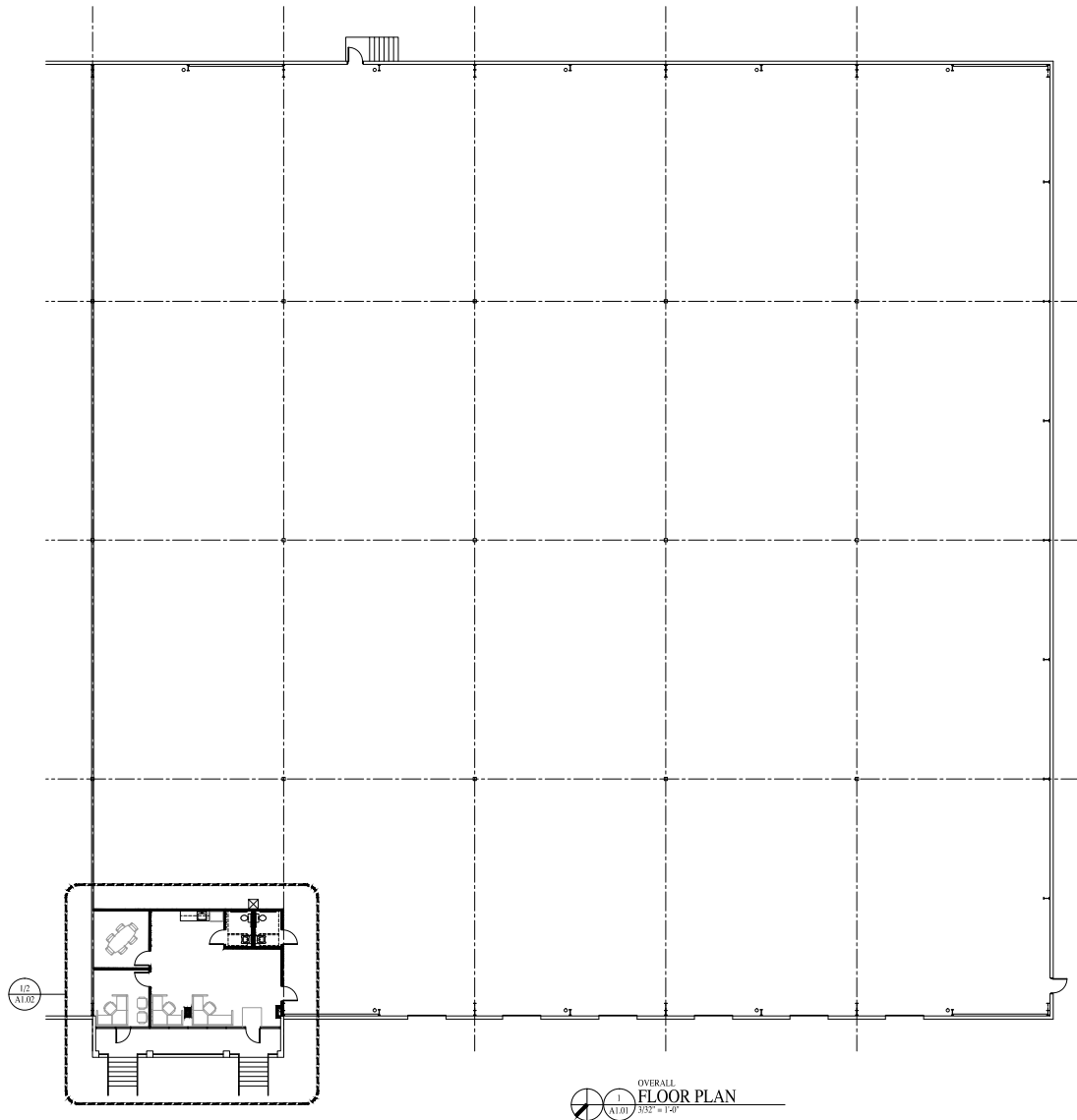
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## OFFICE FLOOR PLAN



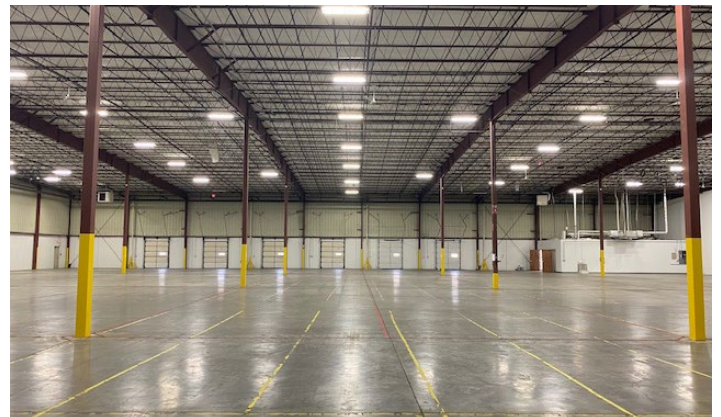
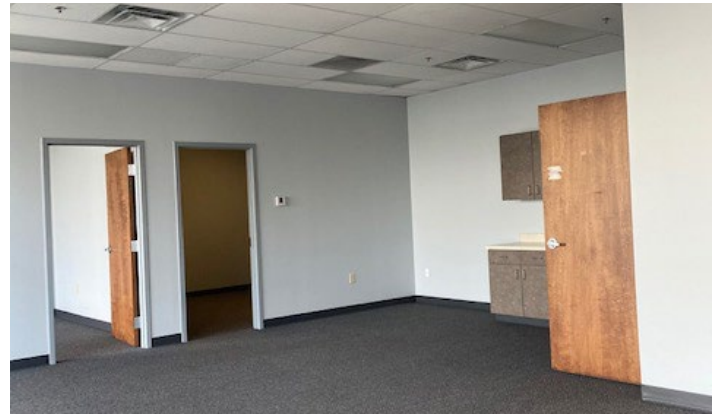
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## PROPERTY PHOTOS



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## AERIAL LOCATION



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