



# 7375 INDUSTRIAL RD.

FLORENCE, KY 41042

AVAILABLE FOR SALE OR LEASE

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## PROPERTY HIGHLIGHTS

### 271,435 SqFt

- Located in unincorporated Boone County minutes to I-71/75 and I-275
- 8 miles CVG International Airport including Amazon Prime Air Hub and DHL Americas Air Hub
- Heavy power and bus duct & power drops throughout
- Compressed airlines throughout including air compressors
- 100% HVAC in majority of warehouse area
- Hazmat room, pre-treatment rooms, and test cell area
- Former powder coating, sand blasting, and painting areas
- Prior lines for Argon, Nitrogen and CO2 lines
- One (1) 3-ton bridge crane
- Zoning: Boone County, I-2
- Utilities with Duke Energy for gas & electric, Northern Kentucky Water District, and Sanitation District #1
- Available for immediate occupancy
- Sale Price: Negotiable
- Lease Rate: \$5.25/SqFt NNN

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 [CLICK HERE FOR AERIAL VIDEO](#)

## PROPERTY DETAILS

<b>Total SqFt:</b>	271,435
<b>Warehouse SqFt:</b>	225,120 (5,435 SqFt mezzanine not included in building foot print)
<b>Office SqFt:</b>	34,780
<b>Acreage:</b>	18.18 acres
<b>Clear Height:</b>	14'-21'
<b>Year Built:</b>	1968 – 2002
<b>Type Construction:</b>	Concrete, masonry, and steel
<b>Lighting:</b>	LED's and Flourscent
<b>Column Spacing:</b>	Varies, 40'x40' 30'x55'
<b>Dock door:</b>	Ten (10) total; Seven (7) with mechical pit levelers
<b>Drive-in door:</b>	Ten (10) total; 2 - 8'x8', 8'x10, 10'x10', 12'x10', 2 - 12'x14', 2 - 14'x14', 16'x16'
<b>Sprinkler:</b>	Wet system
<b>Electrical Service:</b>	480-volt, 3-phase, totaling 6,800 amps
<b>Heat:</b>	100% HVAC throughout office/warehouse with exception to 40,000 SqFt dock loading areas
<b>Roof:</b>	Rubber (various types and sections)
<b>Parking Lot:</b>	Approximately 240 spaces
<b>Restrooms:</b>	Two (2) sets & one (1) single in offices, one (1) single in testing lab, one (1) set in cafeteria w/ locker rooms and showers, and Six (6) sets throughout warehouse area.
<b>Boone County Assessed Value:</b>	\$6,700,000
<b>Annual Property Taxes:</b>	\$70,495
<b>Boone County Parcel ID's:</b>	073.00-00-028.00

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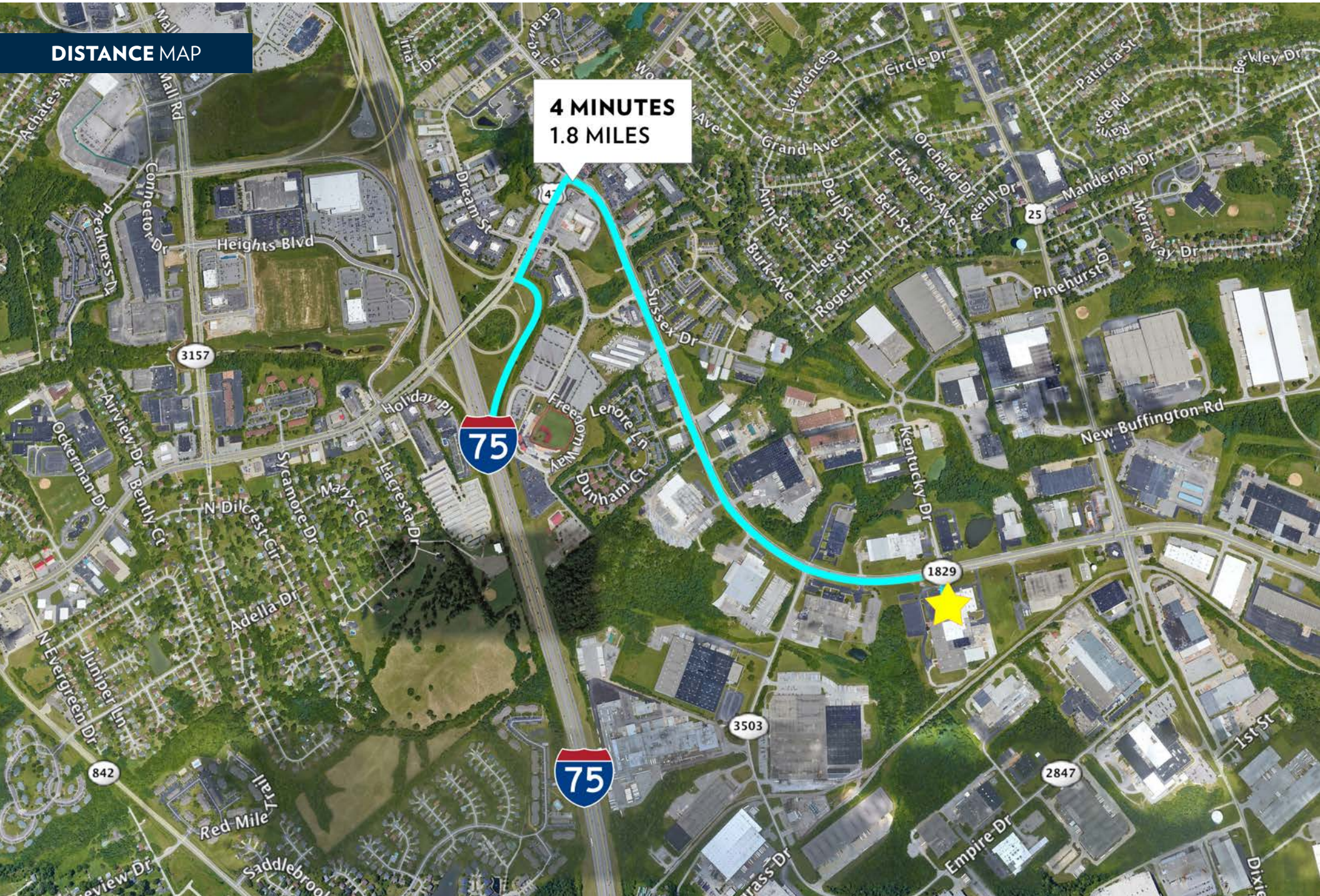
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DISTANCE MAP

4 MINUTES  
1.8 MILES



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## PARCEL OUTLINE



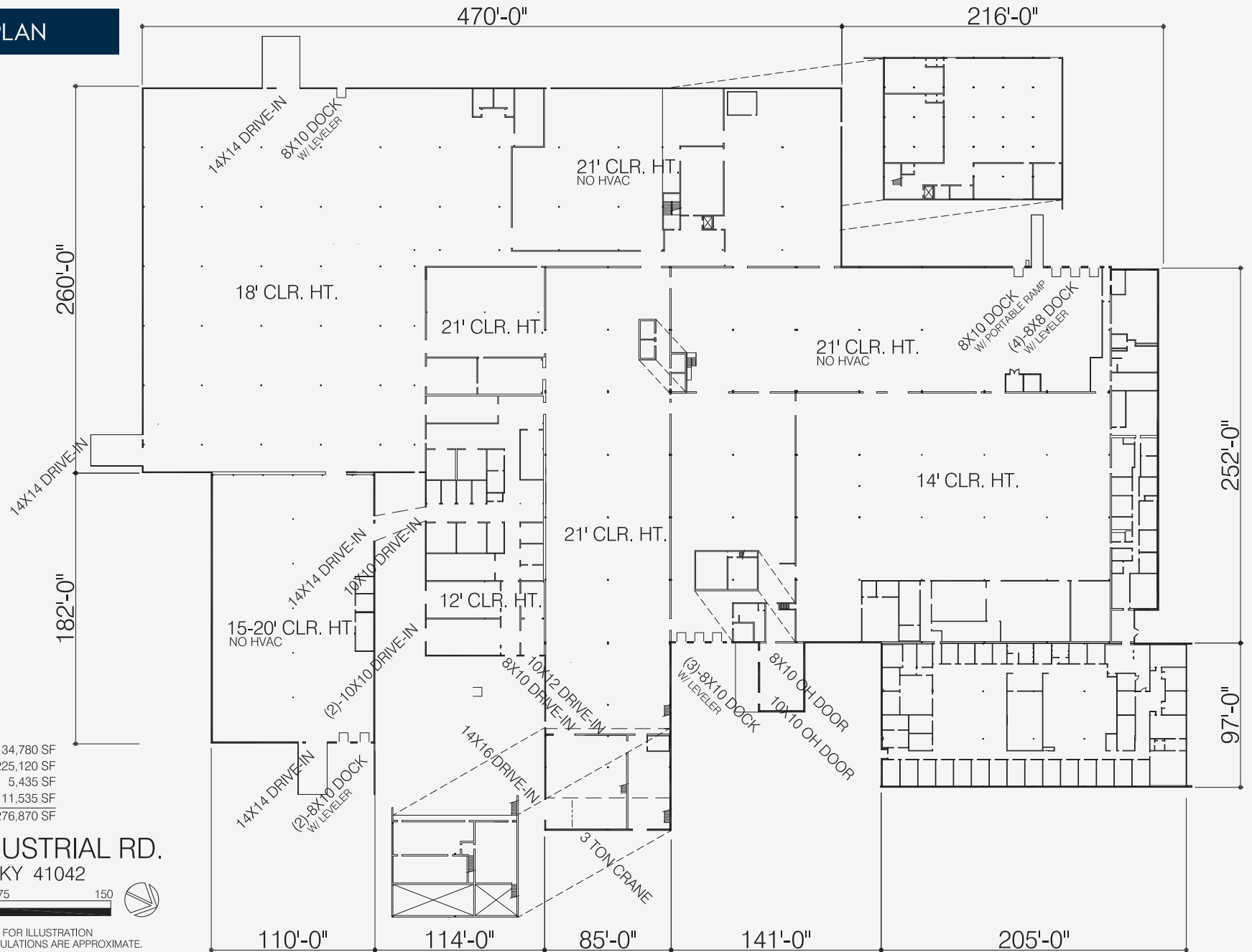
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## FLOOR PLAN



OFFICE	34,780 SF
WAREHOUSE	225,120 SF
MEZZANINE	5,435 SF
LOWER LEVEL	11,535 SF
TOTAL	276,870 SF

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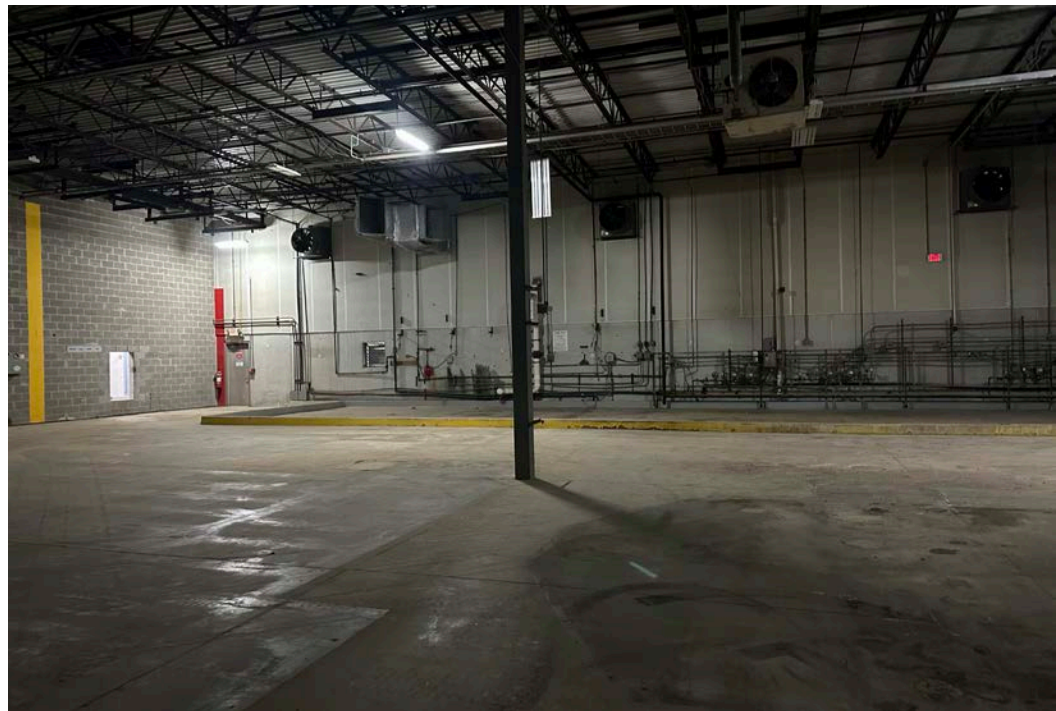
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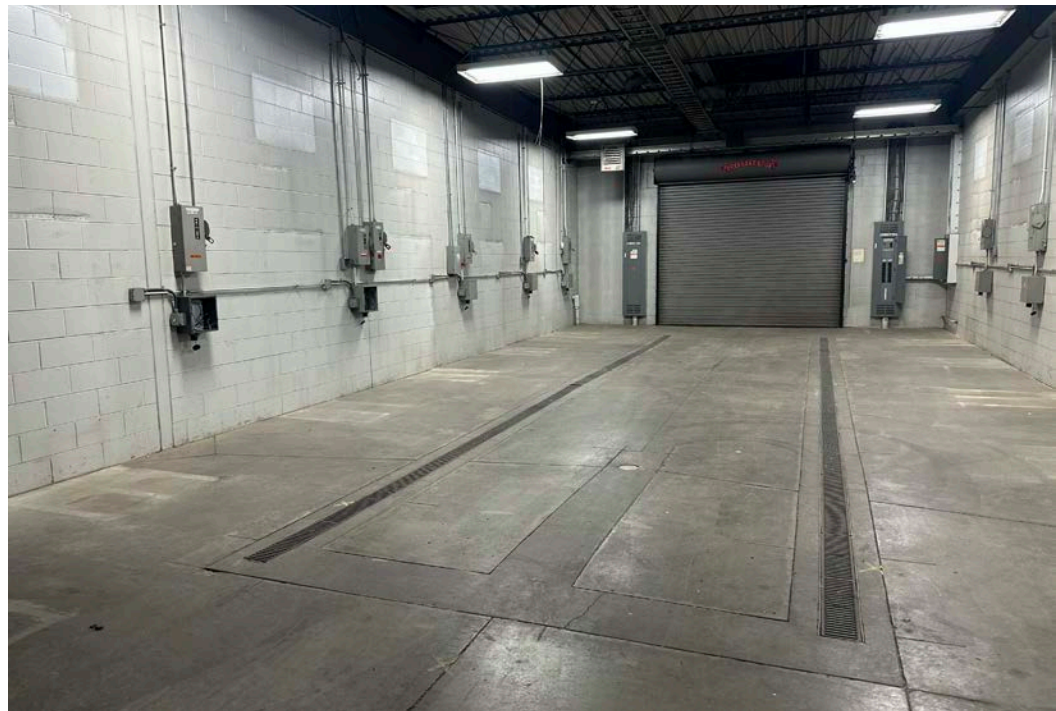
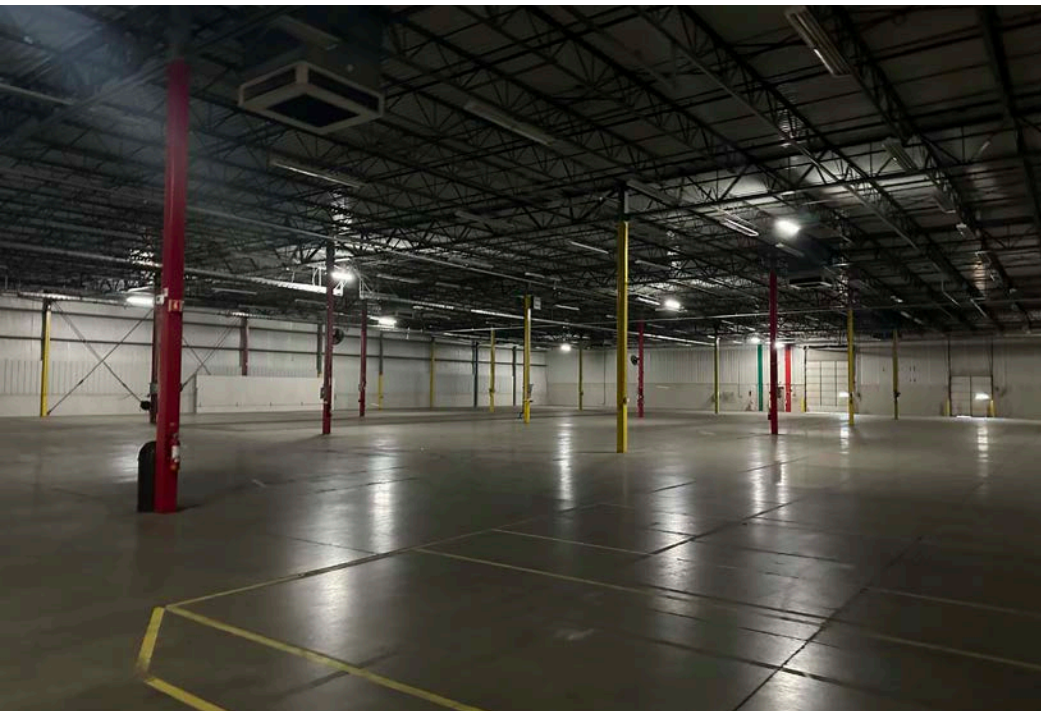
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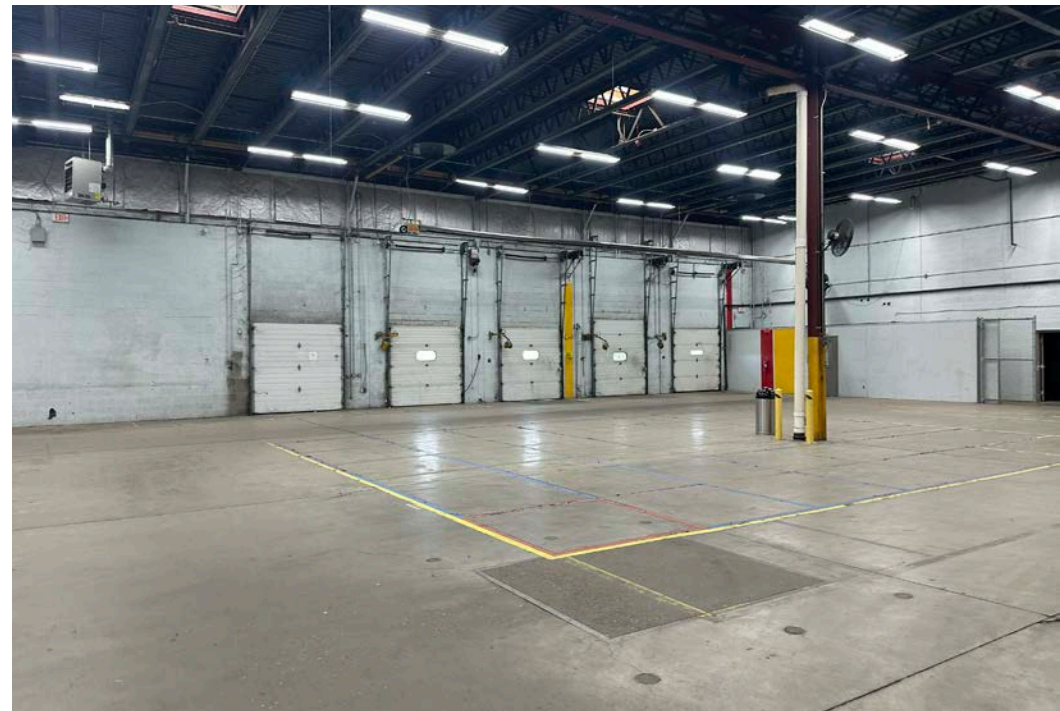
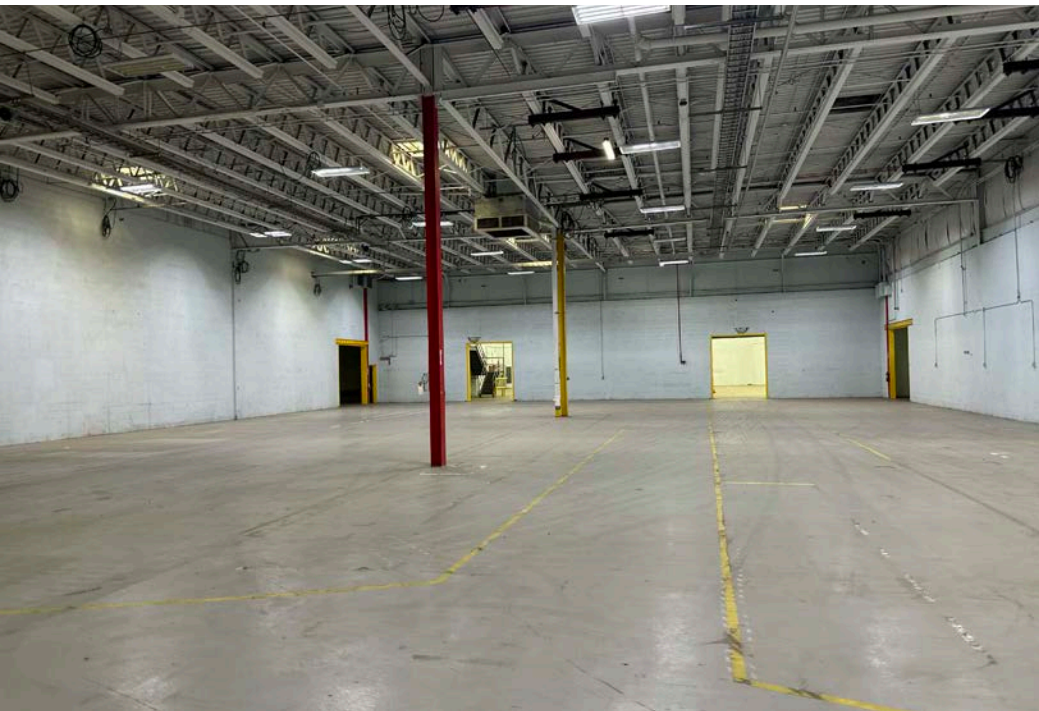
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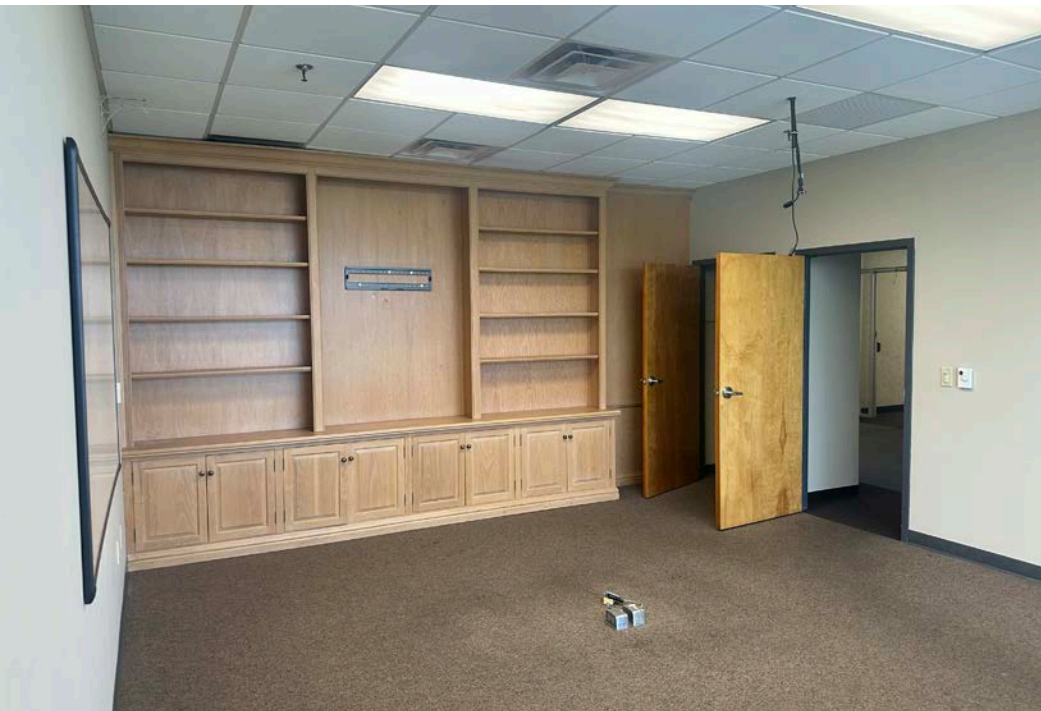
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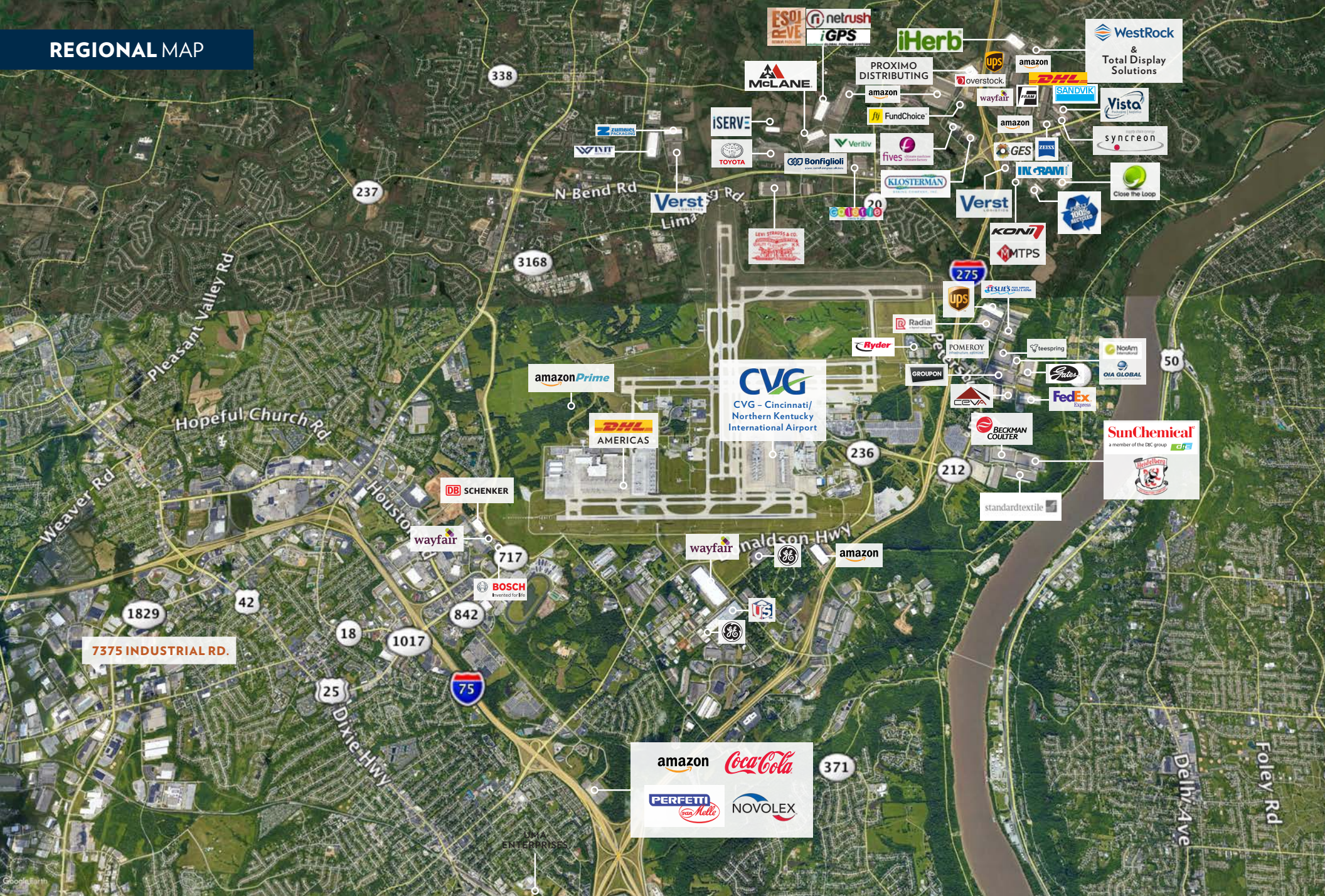
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## REGIONAL MAP



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amazon    Coca-Cola

PERFETTI van Melle    NOVOLEX

CVG  
CVG - Cincinnati/  
Northern Kentucky  
International Airport

SunChemical  
a member of the DCC group

WestRock  
&  
Total Display  
Solutions

amazonPrime

DHL  
AMERICAS

standardtextile

BECKMAN  
COULTER

FedEx  
Express

teespring

UPS

UPS

Verst

Verst

amazon

amazon

amazon

iHerb

PROXIMO  
DISTRIBUTING

FundChoice

fives

KLOSTERMAN

color

Radial

Ryder

POMEROY

GROUPON

CEVA

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Hopeful Church Rd

Pleasant Valley Rd

Weaver Rd

N-Bend Rd

Lima

Naldson Hwy

Delhr Ave

Foley Rd

338

237

3168

236

212

717

1829

42

18

1017

842

75

25

371