

**17,900 SF AVAILABLE**

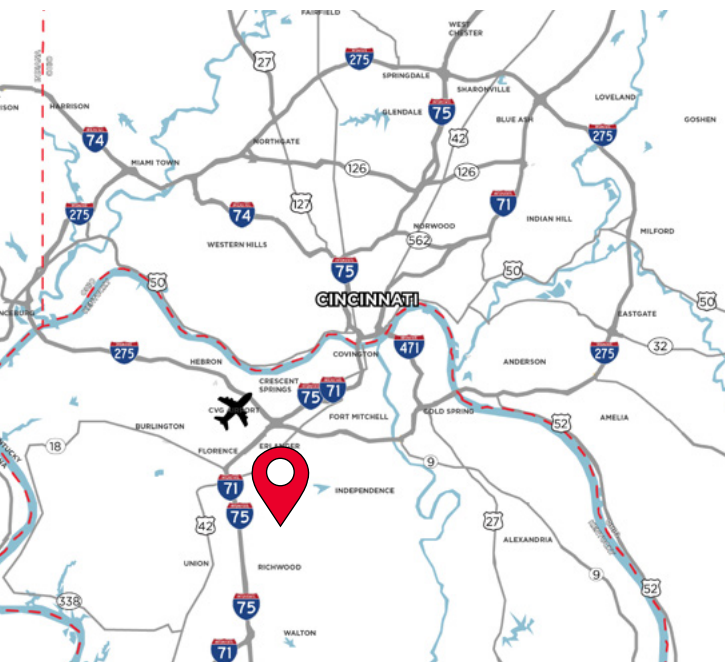
**7875  
FOUNDATION DR.**

ELSMERE, KY 41042



**OFFICE/WAREHOUSE**

**SINGLE TENANT BUILDING FOR LEASE**



## **PROPERTY HIGHLIGHTS**

- 17,900 SF Available
- 1,500± SF Office
- Outdoor Storage
- Good Interstate Access
- General Industrial Zoning
- 20 Minutes to Downtown Cincinnati
- Immediate access to I-275 & I-75/71
- **Renovations Planned!**

For more information, contact:

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# FOR LEASE

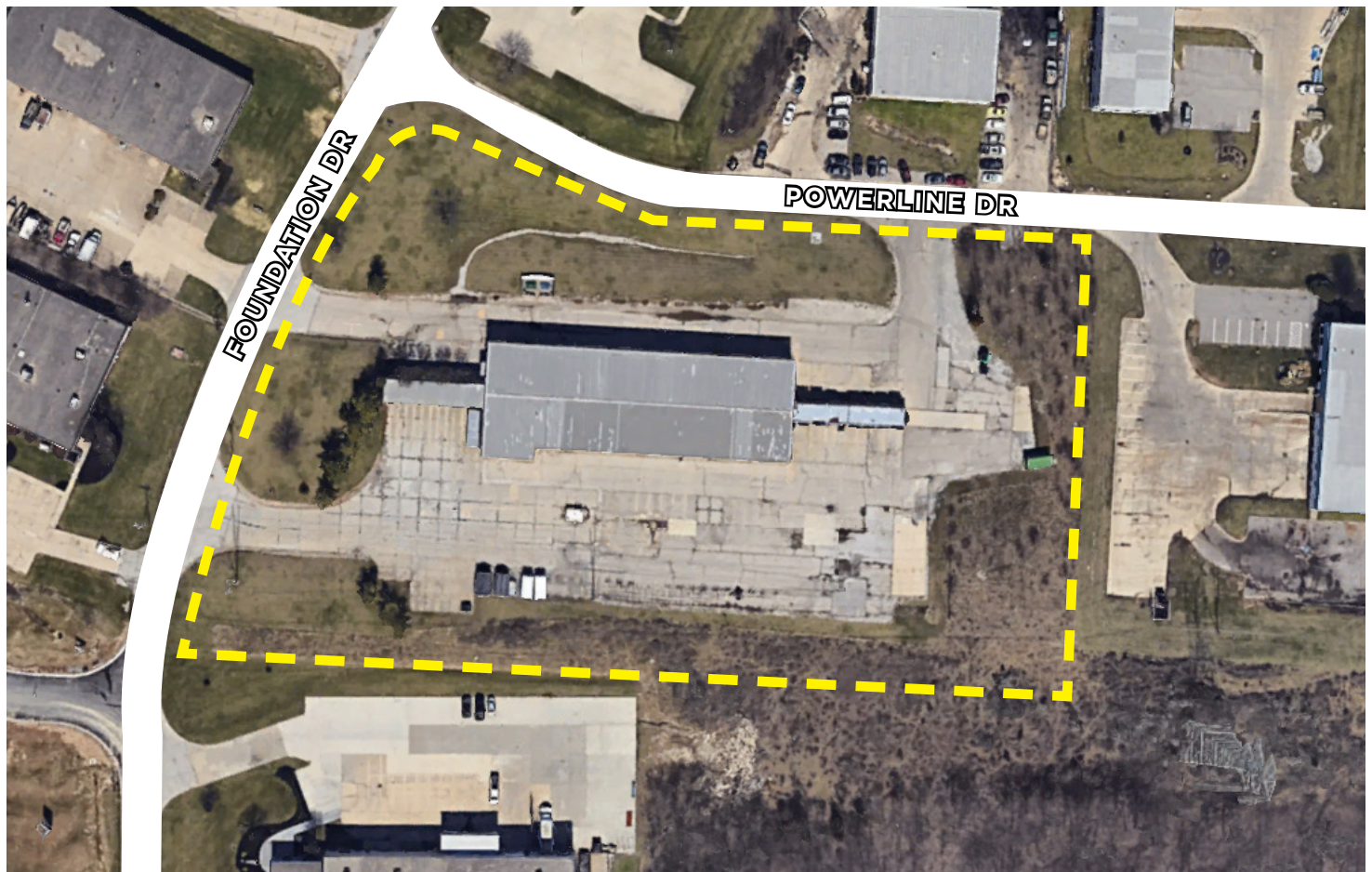
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### BUILDING SPECIFICATIONS

LOCATION	Elsmere, KY	DOCK DOORS	(6) Dock Doors (2' High Dock)
TOTAL SIZE	17,900 SF	DRIVE-INS	(15) 22' x 15' Drive-Ins
WAREHOUSE SIZE	16,400 SF	PARKING	TBD
ZONING	General Industrial	ELECTRIC/GAS	<a href="http://www.duke-energy.com">http://www.duke-energy.com</a>
JURISDICTION	City of Elsmere	WATER	<a href="http://www.nkywater.org/">http://www.nkywater.org/</a>
YEAR BUILT	1994	SEWER	<a href="https://sd1.org/">https://sd1.org/</a>
LAND	5.2 Acres	TELEPHONE	<a href="https://www.altafiber.com/">https://www.altafiber.com/</a>
CLEAR HEIGHT	16'	DATA	<a href="https://www.altafiber.com/">https://www.altafiber.com/</a> <a href="https://www.spectrum.com">https://www.spectrum.com</a>

### AERIAL



**FOR LEASE**  
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**BUILDING PHOTOS**



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