

**148,440 SF  
AVAILABLE**



**AVAILABLE FOR SALE**



# 8085 PRODUCTION DR

Florence, KY 41042

**148,440 SF**

## PROPERTY HIGHLIGHTS

**148,440 SF AVAILABLE**

Manufacturing/Distribution

General Industrial Zoning

Located in Greater Cincinnati's largest industrial park

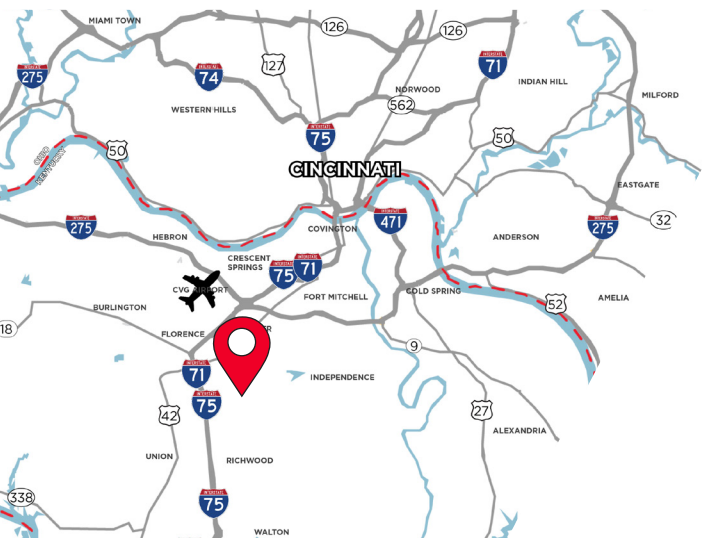
Easy interstate access

Secured Lot

Heavy Electric

100% Climate-Controlled

Covered Outside Storage



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## PROPERTY HIGHLIGHTS

<b>Address</b>	8085 Production Drive Florence, KY 41042	<b>Lighting</b>	LED
<b>Year Built</b>	1980; Addition 1987	<b>HVAC</b>	Warehouse - Gas fired wall mounted Cambridge Engineering units 100% Air Conditioned
<b>Total Bldg. SF</b>	148,440 SF *Does not include covered canopy & chip room	<b>Parking</b>	150 asphalt paved auto spaces, including 2 handicap spaces
<b>Acres</b>	13.435 Acres	<b>Utilities:</b>	
<b>Construction</b>	Pre-cast & insulated metal panel Pre-engineered structure	<b>Electric</b>	Duke Energy (800.544.6900)
<b>Dimensions</b>	300' x 470' (includes 1987 addition of 200' x 300')	<b>Gas</b>	Duke Energy (800.544.6900)
<b>Roof</b>	Gabled metal. White interior roof deck	<b>Water</b>	Northern Kentucky Water District (859.578.9898)
<b>Floor</b>	Concrete	<b>Sewer</b>	Sanitation District #1 (859.578.7450)
<b>Office Area</b>	10,200 SF	<b>Telephone/Data</b>	Alta Fiber (513.566.5050) Spectrum (877.415.4758)
<b>Clear Height</b>	23' - 28'	<b>Governing Jurisdiction</b>	City of Independence Kenton County
<b>Col. Spacing</b>	30' x 50'	<b>PIDN</b>	005-40-00-009.00
<b>Sprinkler System</b>	TBD	<b>Parcel #</b>	P20-23-23-284.40
<b>Electrical</b>	6,000 amps, 460/240 volt, 3 phase	<b>Sale Price</b>	\$8,200,000.000
<b>Dock Doors</b>	7 Dock Doors (8.5' x 10'), 9 pit mounted dock levelers, shelters, seals, and lights		
<b>Drive-Ins</b>	2 Drive-in Doors		
<b>Truck Court</b>	121' concrete truck court, fenced & secured		
<b>Zoning</b>	GI - General Industrial: Manufacturing., R+D, Warehouse		

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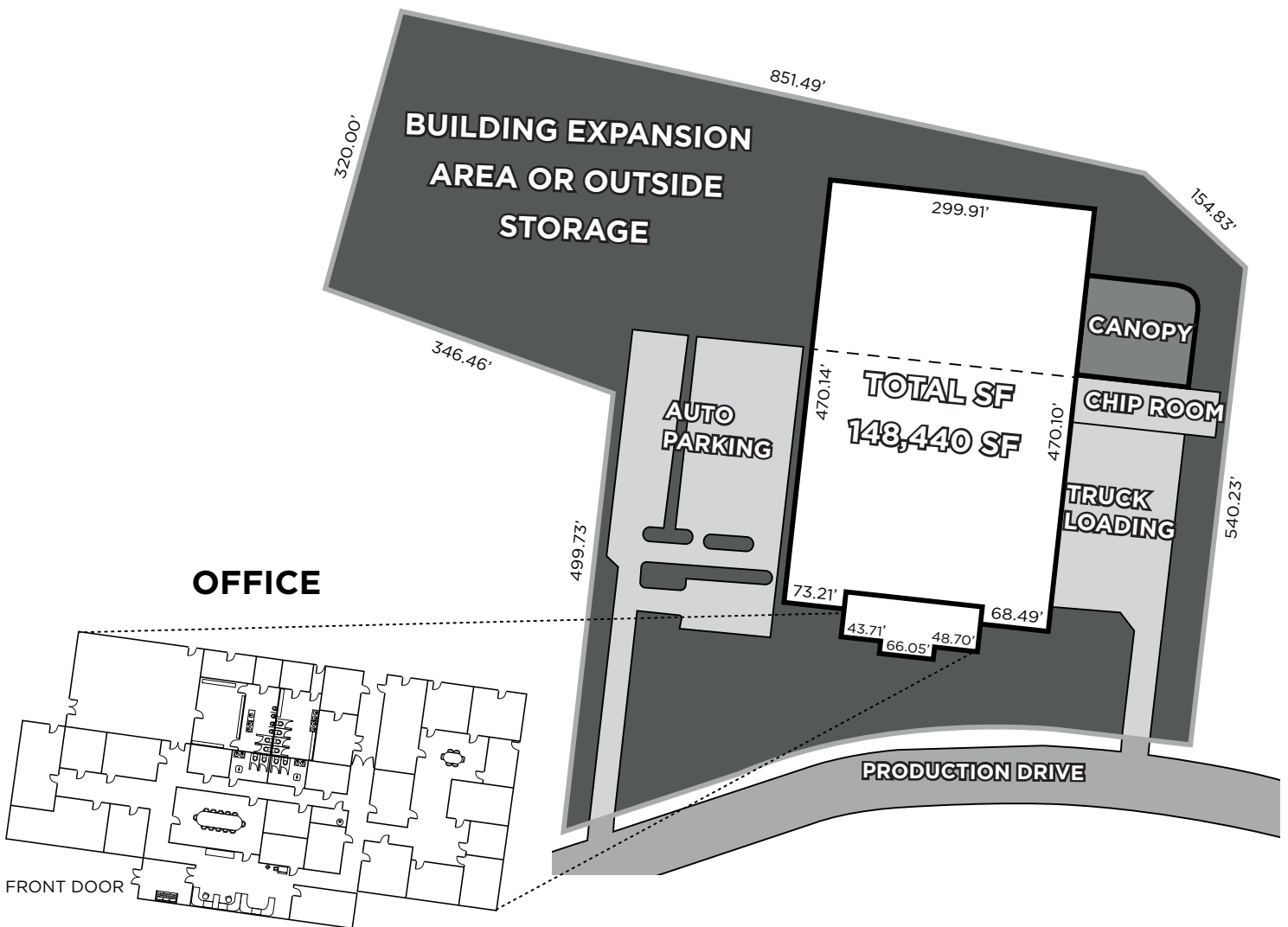
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## SITE PLAN



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## AERIAL/LOCATION MAP



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