

For Lease

\$8,300/mo

7.90 sq ft

+ NNN

**10100 TOEBBEN DRIVE
INDEPENDENCE, KY, 41051**



**KEN
PERRY
REALTY**

For Lease

\$8,300/mo

7.90 sq ft

+ NNN

- **12,500 SQUARE FEET**
- **ZONED I-2**
- **TRIPLE NET**

**KEN
PERRY
REALTY**



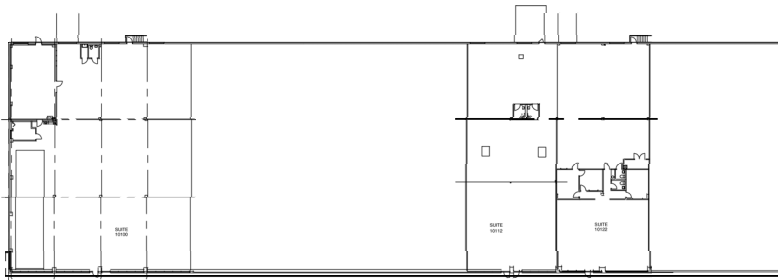


Ashlee Brooks
Leasing Agent
4135 Alexandria Pike,
Suite 101
Cold Spring, KY 41076
Office: 859-442-6800 Cell: 606-402-0160
ashlee.brooks@kpr.net

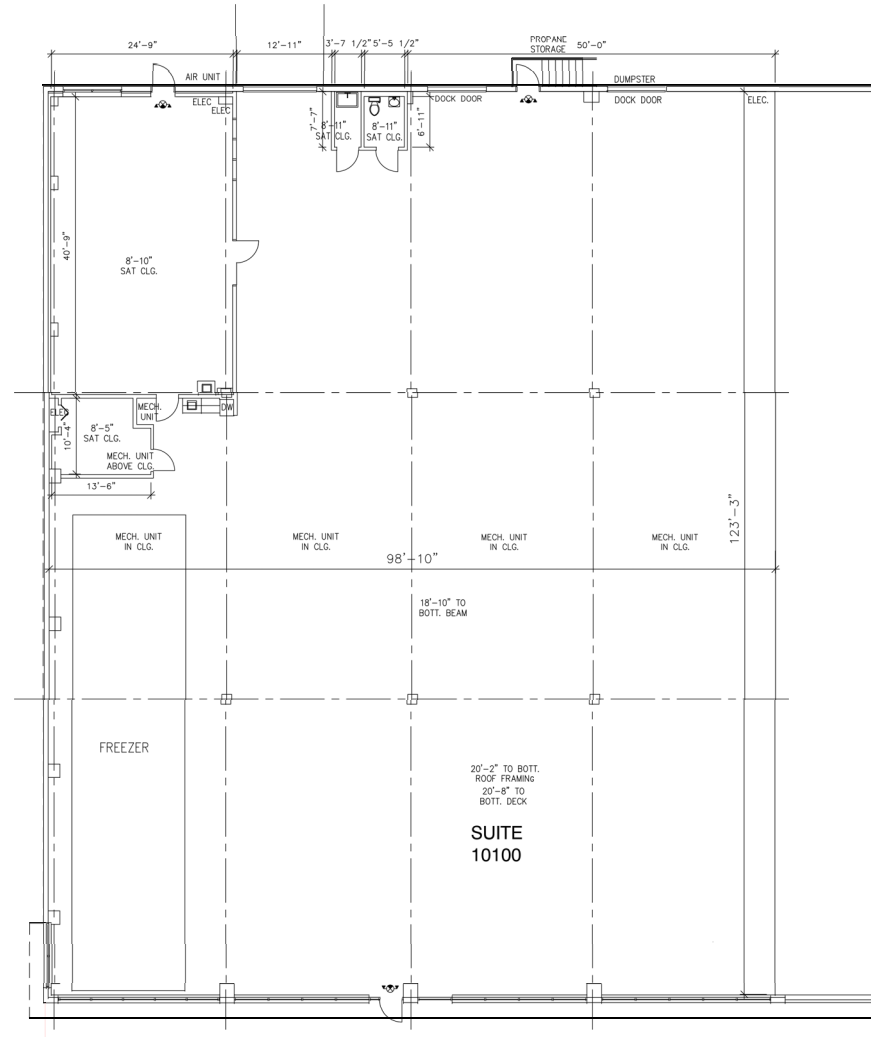


Building Highlights:

- 1,000 SQ FT COOLER/FREEZER AVAILABLE
- 2 LOADING DOCKS
- DRIVE-IN DOOR WITH 14' CLEAR-HEIGHT
- 21' CEILINGS
- COLUMN WIDTH 25' X 41'
- CLASS B BUILDING
- AMPLE PARKING
- EASY INTERSTATE ACCESS
- WAREHOUSE IS HEATED AND COOLED
- 3 PHASE POWER
- 20 MINUTES TO DOWNTOWN CINCINNATI & CVG
- 960 SQ FT OFFICE SPACE
- WELL MAINTAINED BUILDING



2 BUILDING PLAN
1/32" = 1'-0"



1 LEASE PLAN
1/8" = 1'-0"

Lease Plan

10100 Toebben Drive
Independence, Kentucky 41051

Project Directory:

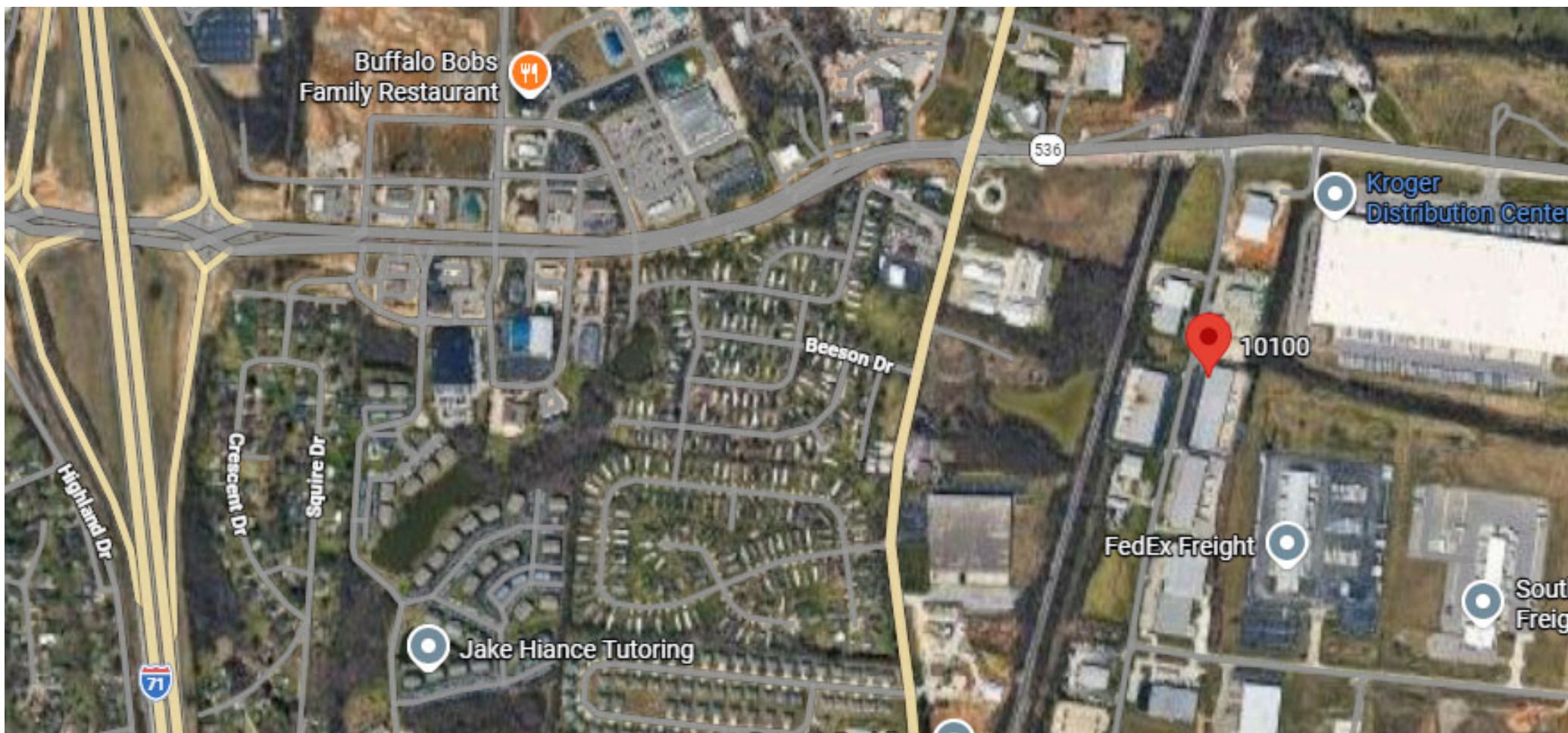
No.	Date	Description
	5/28/26	Lease Plan

Drawing Title:

LEASE PLAN

Job No: #
Cad File: KEN PERRY TOEBBEN
Scale: 1/8" = 1'-0"
Date: 5/28/26

LP101



Premiere Industrial/Flex Facility

Conveniently Located Right off of I-75

Just 20 Minutes to CVG and Downtown Cincinnati

Exceptional Accessibility With Highly Functional Improvements