



9215 BROOKFIELD CT.

FLORENCE, KY 41042

AVAILABLE FOR SALE OR LEASE

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PROPERTY HIGHLIGHTS

 **14,590 SqFt**

- Located in City of Unincorporated Boone County minutes to I-71/75 and I-275 and CVG International airport
- Former mfg. facility is heavy power, approximately 480-volt, 3-phase, 3,000 amps
- Partial full HVAC in warehouse area
- Surplus land for outdoor storage and/or expansion
- Available for immediate occupancy
- New ownership and improvements & make-ready underway
- Sale Price: \$2,295,000 (\$157/SqFt)
- Lease Rate: \$12.95/SqFt NNN

PROPERTY DETAILS

Total SqFt:	14,590
Office SqFt:	1,000 Est; Bonus mezzanine space
Acreage:	3.42
Zoning:	I-2
Year Built:	2001
Construction:	Pre-engineered Metal
Crane:	Several JIB cranes throughout
Floor Thickness:	6" Est
Clear Height:	20' Est
Roof:	Metal
Dock door:	One (1)
Drive-in door:	One (1)
Electrical Service:	480V/3-Phase/3000 AMP +
HVAC:	Partially air conditioned
Lighting:	Varies (clerestory, fluorescent & LED)
Sprinkler:	Wet
Parking Lot:	28 spots
Highway Access:	1.3 Miles to I-75 via 536 Mt Zion Rd 2.8 Miles to I-75 via US 42
Parcel ID:	074.00-16-004.00

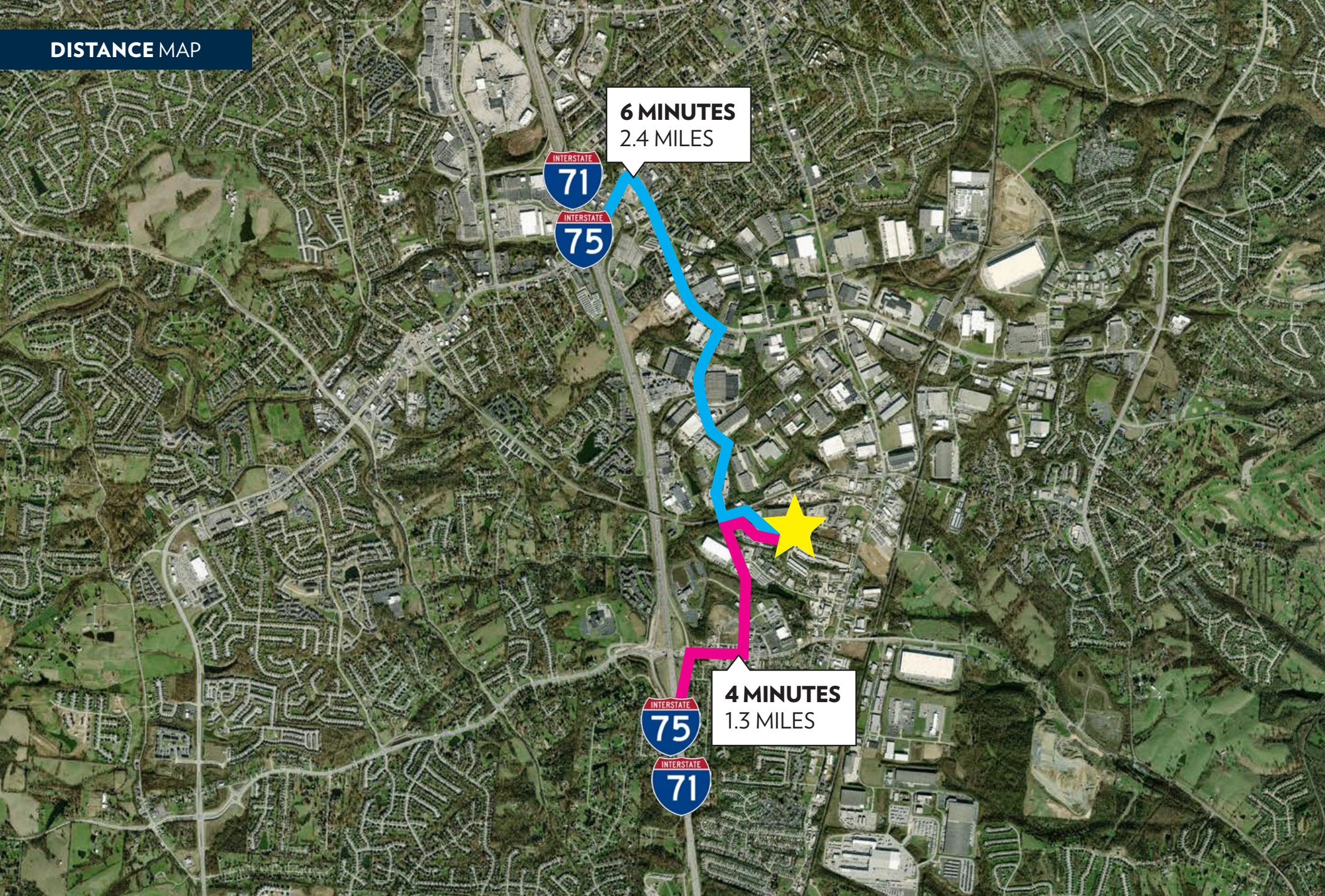
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DISTANCE MAP



6 MINUTES
2.4 MILES



4 MINUTES
1.3 MILES



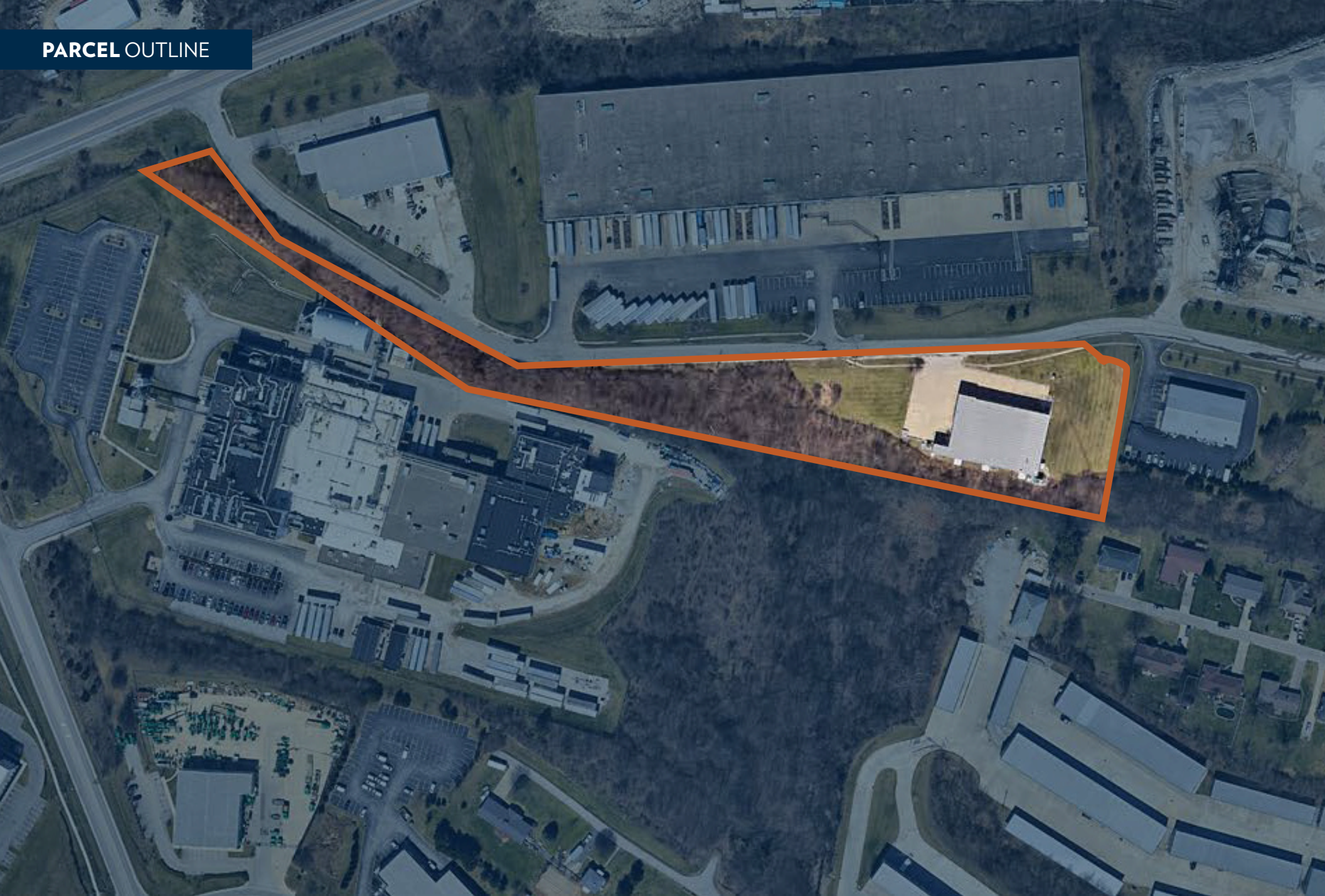
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PARCEL OUTLINE



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