

# Industrial Building Available

# Florence, KY

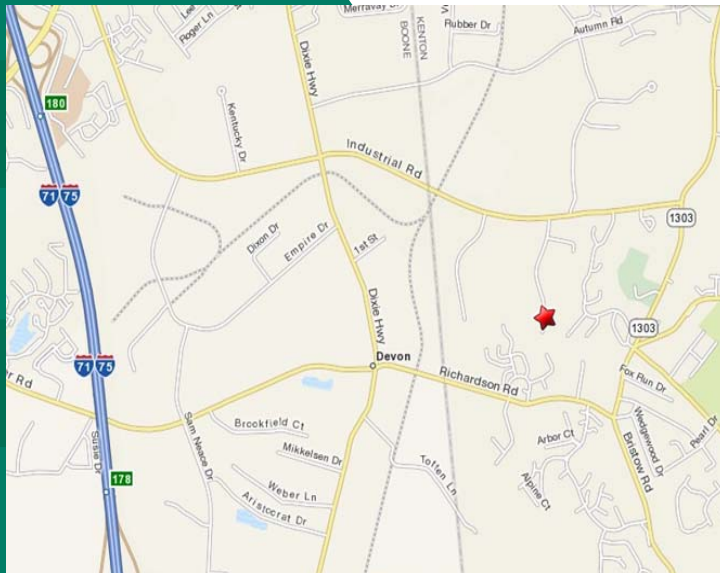


## FEATURES

- **35,500 Total SF**
- 4.62 Acres
- Expandable
- 2 Dock doors
- 2 Drive-in doors
- 3 ton crane
- Easy access to I-75/I-71

## LOCATION

**8091 Production Drive  
Florence, KY 41042**



## CONTACT

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COMMERCIAL REAL ESTATE SERVICES

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# 8091 Production Drive

<b>Address/City/County:</b>	8091 Production Drive Florence, Boone County
<b>Square Footage:</b>	35,500 SF
<b>Office Area:</b>	8,100 SF
<b>Land Size:</b>	4.62
<b>Date of Construction:</b>	1976, expansion in 1981
<b>Type of Construction:</b>	Pre-engineered metal and brick
<b>Zoning:</b>	IP
<b>Clearance Height:</b>	13'-28'
<b>Floor:</b>	Concrete
<b>Drive In Doors:</b>	(2) 12' x 14'
<b>Truck Doors:</b>	(2) 10' x 10'
<b>Sprinkler:</b>	Wet
<b>Lighting:</b>	Fluorescent, metal and skylights
<b>Parking:</b>	40
<b>Electric:</b>	3 Phase, 600 V, 400 amps
<b>Miscellaneous:</b>	Air compressor, 3 ton crane, fenced in outside storage
<b>Sale Price:</b>	\$1,275,000



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FOR MORE INFORMATION, CONTACT

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