

Office/Warehouse Available

Covington, KY

FEATURES

- **67,000 Total SF**
- **50,000 SF Office/Warehouse for Lease (Will Divide)**
- 1.76 Acres
- (5) Drive-in Doors
- (3) Docks

LOCATION

**812 Russell Street
Covington, KY 41011**

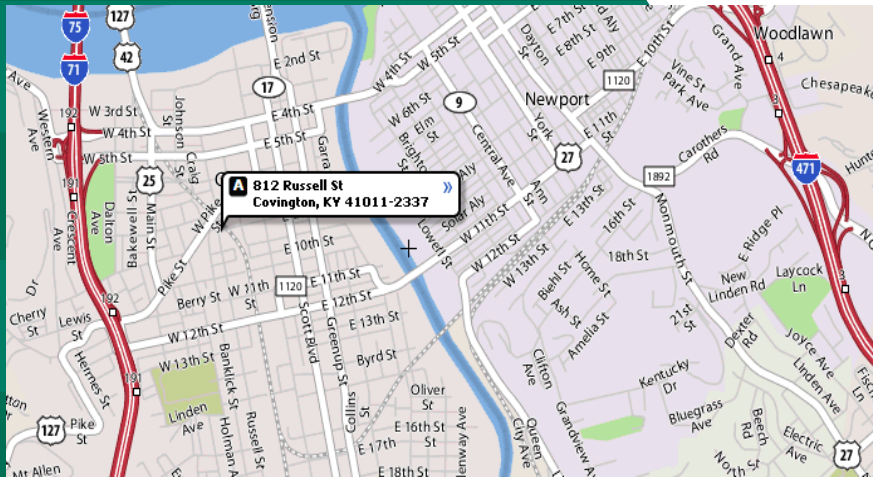
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COMMERCIAL REAL ESTATE SERVICES

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812 Russell Street

Address/City/County:	812 Russell Street Covington/Kenton County
Square Footage:	67,000 Total SF 50,000 SF Vacant (Will Divide)
Office Area:	5,000 SF
Land Size:	1.76 acres
Date of Construction:	1902
Type of Construction:	Brick/concrete block
Zoning:	IL-1M (light industrial)
Clearance Height:	18'-20'
Floor:	Concrete
Drive In Doors:	Five
Truck Doors:	Three
Sprinkler:	Yes
Lighting:	Strip fluorescent
Parking:	60+
Electric:	480 V, 3-phase
Heat & A/C:	Gas unit in warehouse
Lease Rate:	\$10.00 PSF office; \$5.00 PSF warehouse gross (includes utilities)



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FOR MORE INFORMATION, CONTACT

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