

For Lease



8096 Production Dr.
Florence, KY 41042

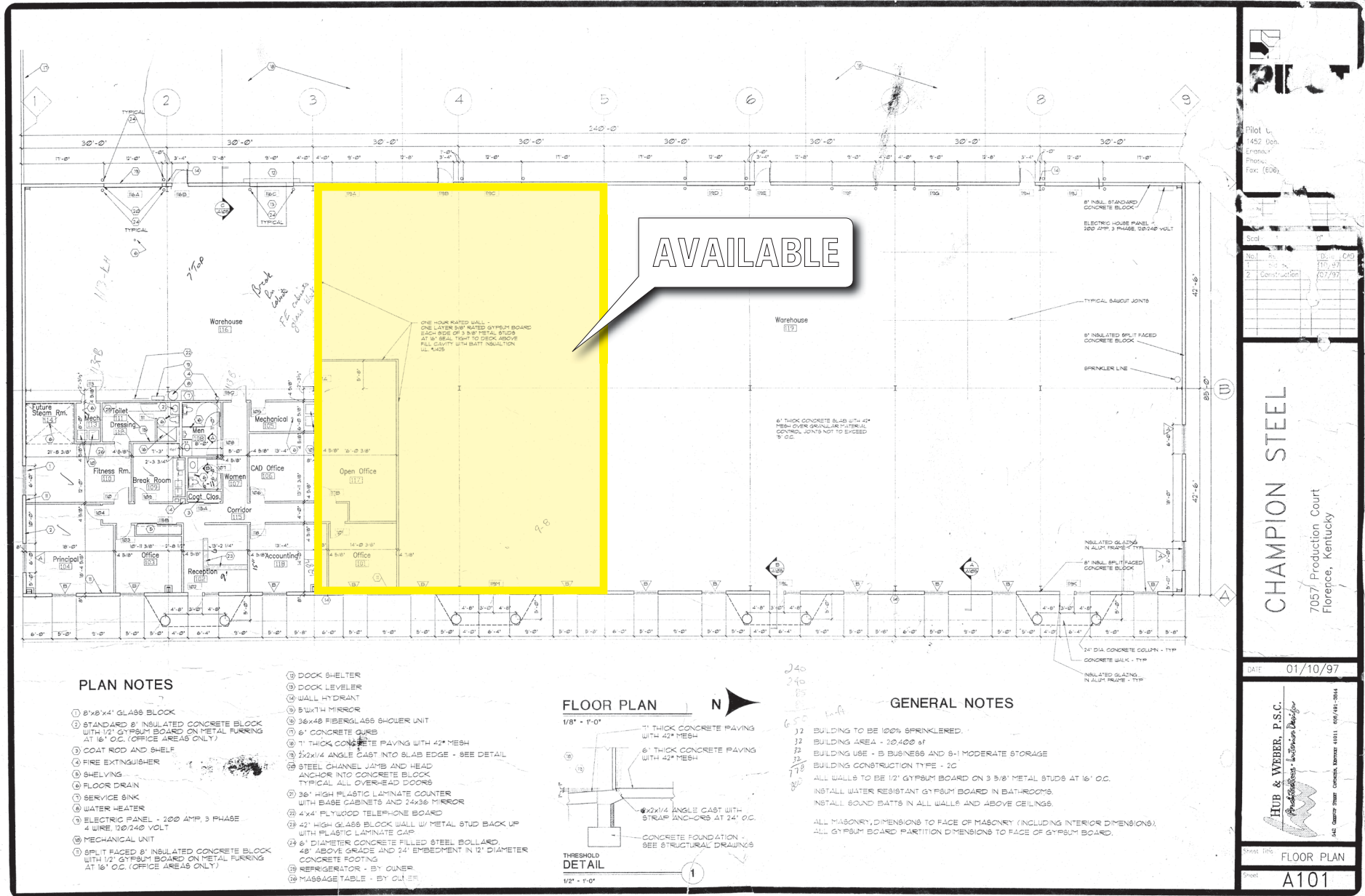


Contact: Gordy Hoagland, CCIM | Office: 859.269.1966 | Cell: 502.387.1734 | Email: ghoagland@whiteoakcre.com

Property Description

Property Highlights

- + Building Size: 20,400 SF
- + 2,500 SF of office in suite D
- + Currently 4,333 SF of finished office/showroom space and 767 SF of warehouse space. Can be modified to users needs.
- + \$6.50/SF + NNN (1.50/SF*Est)
- + 2.56 acre lot
- + TI Allowance Available
- + Recently repainted
- + Rare sized flex space in a high demand and established industrial park
- + +-40 parking spaces
- + Wet sprinkler system
- + Building depth 85'
- + Built in 1998
- + Each Suite has dock and drive-in door (12' x 14')
- + Conveniently located 3 miles from I-75 and 11 miles from CVG the Cincinnati/Northern Kentucky Airport
- + Temperature controlled space
- + Slab thickness 6"
- + Ceiling Height +-18' in the front to 14' in the rear of the space.
- + 200 AMP, 3 Phase 4 wire 120/240 Volt
- + Standing seam metal roof



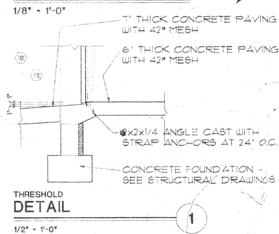
AVAILABLE

PLAN NOTES

- ① 8'x8'x4" GLASS BLOCK
- ② STANDARD 8" INSULATED CONCRETE BLOCK WITH 1/2" GYPSUM BOARD ON METAL FURRING AT 16" O.C. (OFFICE AREAS ONLY)
- ③ COAT ROD AND SHELF
- ④ FIRE EXTINGUISHER
- ⑤ SHELVING
- ⑥ FLOOR DRAIN
- ⑦ SERVICE SINK
- ⑧ WATER HEATER
- ⑨ ELECTRIC PANEL - 200 AMP, 3 PHASE, 4 WIRE, 120/240 VOLT
- ⑩ MECHANICAL UNIT
- ⑪ SPLIT FACED 8" INSULATED CONCRETE BLOCK WITH 1/2" GYPSUM BOARD ON METAL FURRING AT 16" O.C. (OFFICE AREAS ONLY)

- ⑫ DOCK SHELTER
- ⑬ DOCK LEVELER
- ⑭ WALL HYDRANT
- ⑮ 5'x1/4" MIRROR
- ⑯ 36"x48" FIBERGLASS SHOWER UNIT
- ⑰ 6" CONCRETE CURB
- ⑱ 1" THICK CONCRETE PAVING WITH 42" MESH
- ⑲ 2x2x1/4" ANGLE CAST INTO SLAB EDGE - SEE DETAIL
- ⑳ STEEL CHANNEL JAMB AND HEAD ANCHOR INTO CONCRETE BLOCK, TYPICAL ALL OVER-HEAD DOORS
- ㉑ 38" HIGH PLASTIC LAMINATE COUNTER WITH BASE CABINETS AND 24x36" MIRROR
- ㉒ 4"x4" PLYWOOD TELEPHONE BOARD
- ㉓ 42" HIGH GLASS BLOCK WALL W/ METAL STUD BACK UP WITH PLASTIC LAMINATE CAP
- ㉔ 6" DIAMETER CONCRETE FILLED STEEL BOLLARD, 18" ABOVE GRADE AND 24" EMBEDMENT IN 12" DIAMETER CONCRETE FOOTING
- ㉕ REFRIGERATOR - BY OWNER
- ㉖ MASSAGE TABLE - BY OWNER

FLOOR PLAN



GENERAL NOTES

- 12 BUILDING TO BE 100% SPRINKLERED.
- 12 BUILDING AREA - 20,400 SF
- 12 BUILDING USE - B BUSINESS AND 6-1 MODERATE STORAGE
- 12 BUILDING CONSTRUCTION TYPE - 2C
- ALL WALLS TO BE 12" GYPSUM BOARD ON 3 5/8" METAL STUDS AT 16" O.C.
- INSTALL WATER RESISTANT GYPSUM BOARD IN BATHROOMS
- INSTALL SOUND BATTS IN ALL WALLS AND ABOVE CEILINGS.
- ALL MASONRY DIMENSIONS TO FACE OF MASONRY (INCLUDING INTERIOR DIMENSIONS).
- ALL GYPSUM BOARD PARTITION DIMENSIONS TO FACE OF GYPSUM BOARD.

Pilot L.
1452 loc.
Erosion
Phone:
Fax: (506)

Scale	1" = 10'
Revised	11/97
1. Design	11/97
2. Construction	07/97

CHAMPION STEEL

7057 Production Court
Florence, Kentucky

DATE: 01/10/97

HUB & WEBER, P.S.C.
Architects - Interior Designer

AEC Group, Inc. Council Member #1011 800/441-2844

FLOOR PLAN

A101

9512.120

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