



FOR LEASE

100 Precision Drive
Walton, Kentucky 41094

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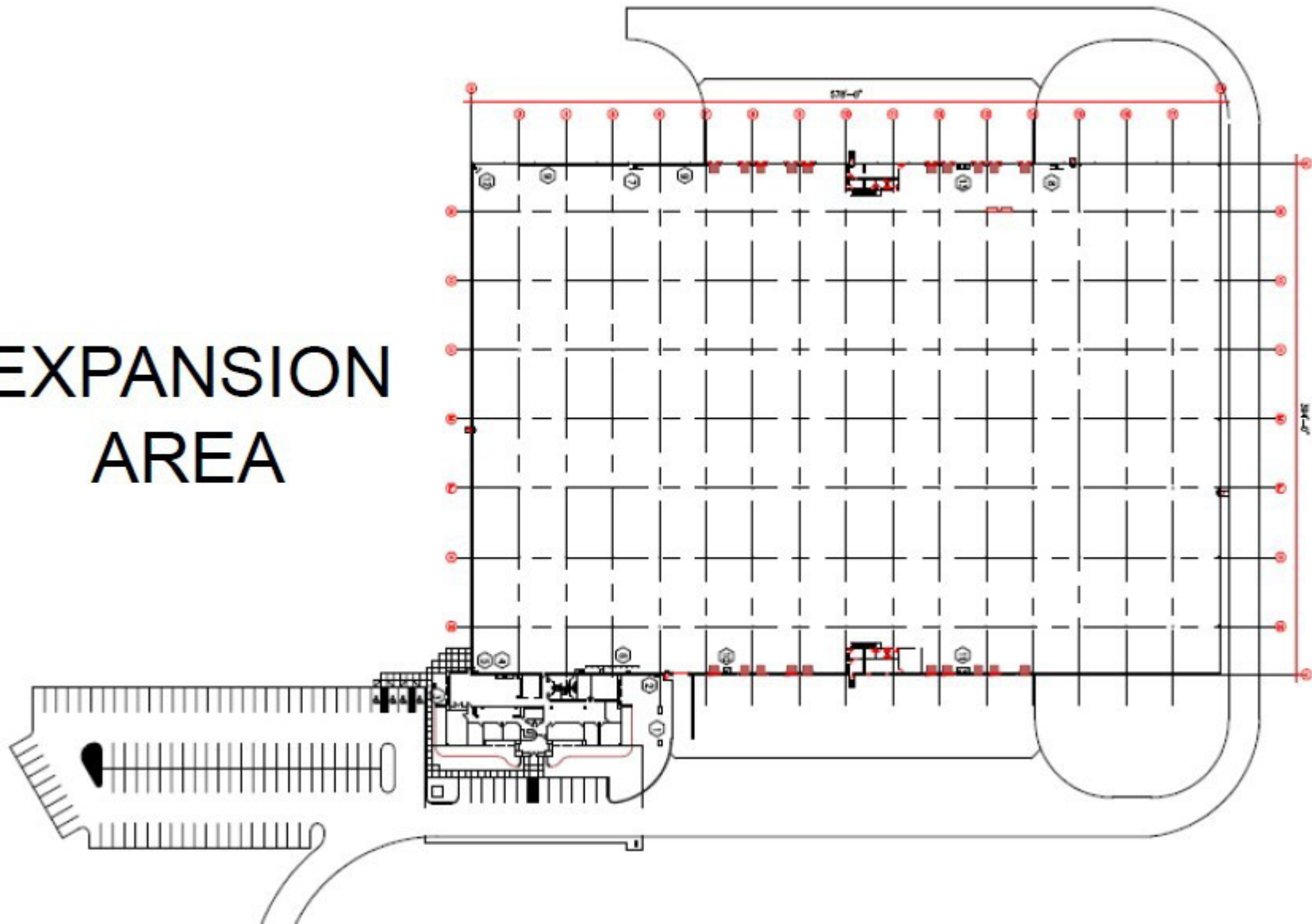
BUILDING HIGHLIGHTS

Address:	100 Precision Drive, Walton, Kentucky 41094	Parking:	Aprox. 121 spaces
Location:	City of Walton, Kenton County	Restrooms:	3 sets
Available Space:	235,730 +/- SF	Sprinklered:	ESFR
Office Space:	7,998 +/- SF	Heating:	Gas forced air
Warehouse Space:	227,732 +/- SF	Air Conditioning:	100%
Divisible:	No	Ventilation Fans:	No
Expandable:	Yes - to 330,000 +/- SF	Battery Charging Station:	34 disconnects; eye wash station
Land:	Yes	Surveillance System:	Wiring in place
Zoning:	I-1; Industrial	Lighting:	T-5 high efficiency fluorescents on motion sensors
Access to Hwys:	1 +/- miles to I-75	Outside Security Lighting:	Yes
Year Built:	1997	Windows:	Insulated
Construction:	Pre-engineered steel with 10' block wainscot and insulated metal panels	Electrical Service:	480V, 650K transformer, 3PH Back up diesel generator
Building Dimensions:	394' x 578'	Gas:	Duke Energy
Column Spacing:	36' x 53'4"	Sewer:	City of Walton
Bay Size:	14,184 SF	Water:	City of Walton
Floor:	8" non-reinforced concrete	Lease Rate:	\$3.35/SF NNN
Roof:	Rubber membrane; 45 mil, single ply EPDM over R-20 rigid insulation with gravel ballast	Operating Expenses:	\$0.58/SF
Ceiling Height:	30' - 33'		
Loading Facilities:	20 dock doors (9'x10') w/40,000 lb. levelers, seals & locks; 1 drive-in door (12'x14')		

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SITE PLAN

**EXPANSION
AREA**





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