

FOR LEASE

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EMPIRE BUSINESS CENTER

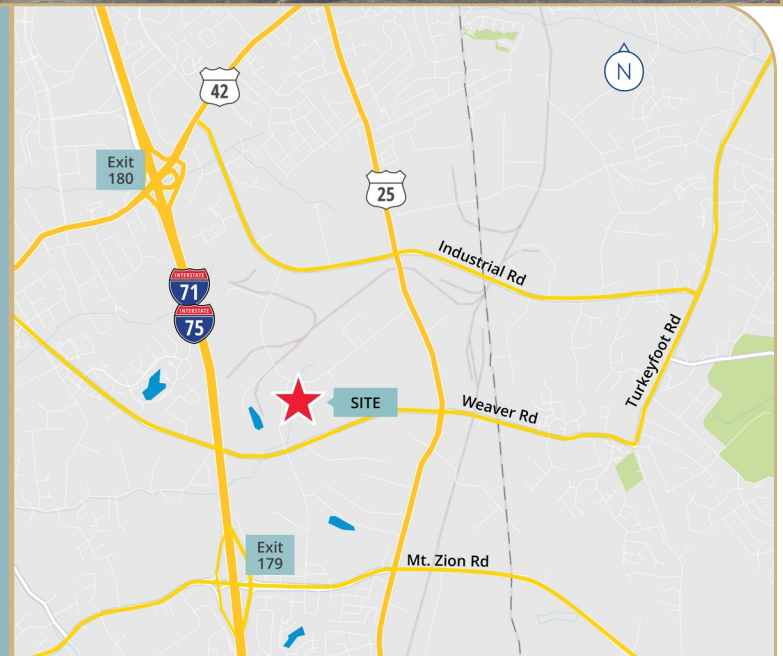
7453 Empire Drive, Building C, Florence, KY 41042

101,250 SF



BUILDING SPECIFICATIONS

Available SF	101,250 SF
Warehouse SF	93,650 SF
Office SF	7,600 SF
Loading	12 dock doors, 1 drive-in
Ceiling Height	20'
Parking	118 car spots
Power	1,600 Amps, 480/277 Volts, 3-phase



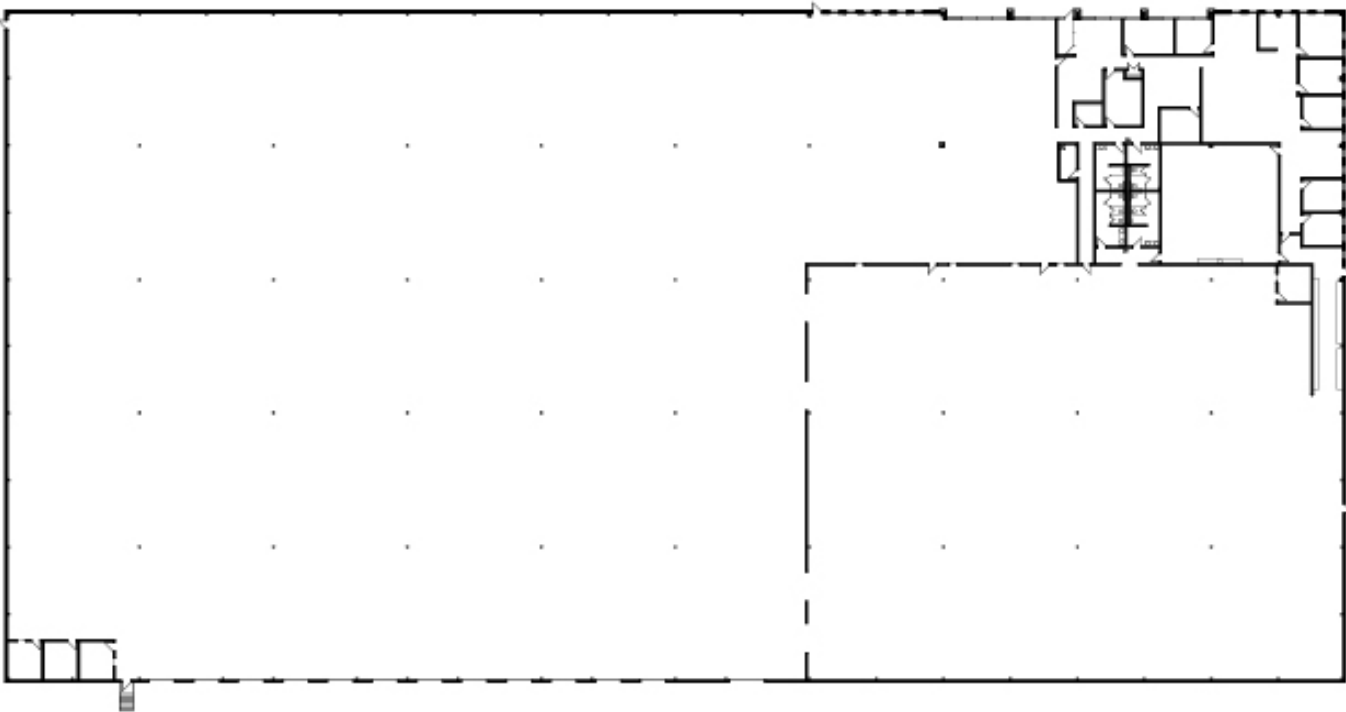
LEASING INFO & CONTACT

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FLOOR PLAN



BUILDING AMENITIES

Truck Court	180'
Column Spacing	45' x 45'
Sprinklers	2 wet sprinkler systems
Roof	Rubber membrane
Floor	5" reinforced concrete
Zoning	I-2 Heavy industrial
Year Built	1992
Lease Rate	\$5.75/SF
OPEX	\$1.15/SF
Local Amenities	Restaurants, retail, & hotels

