



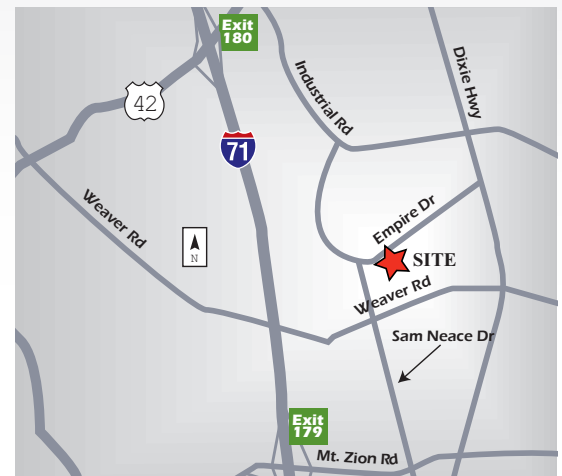
Industrial space available for lease

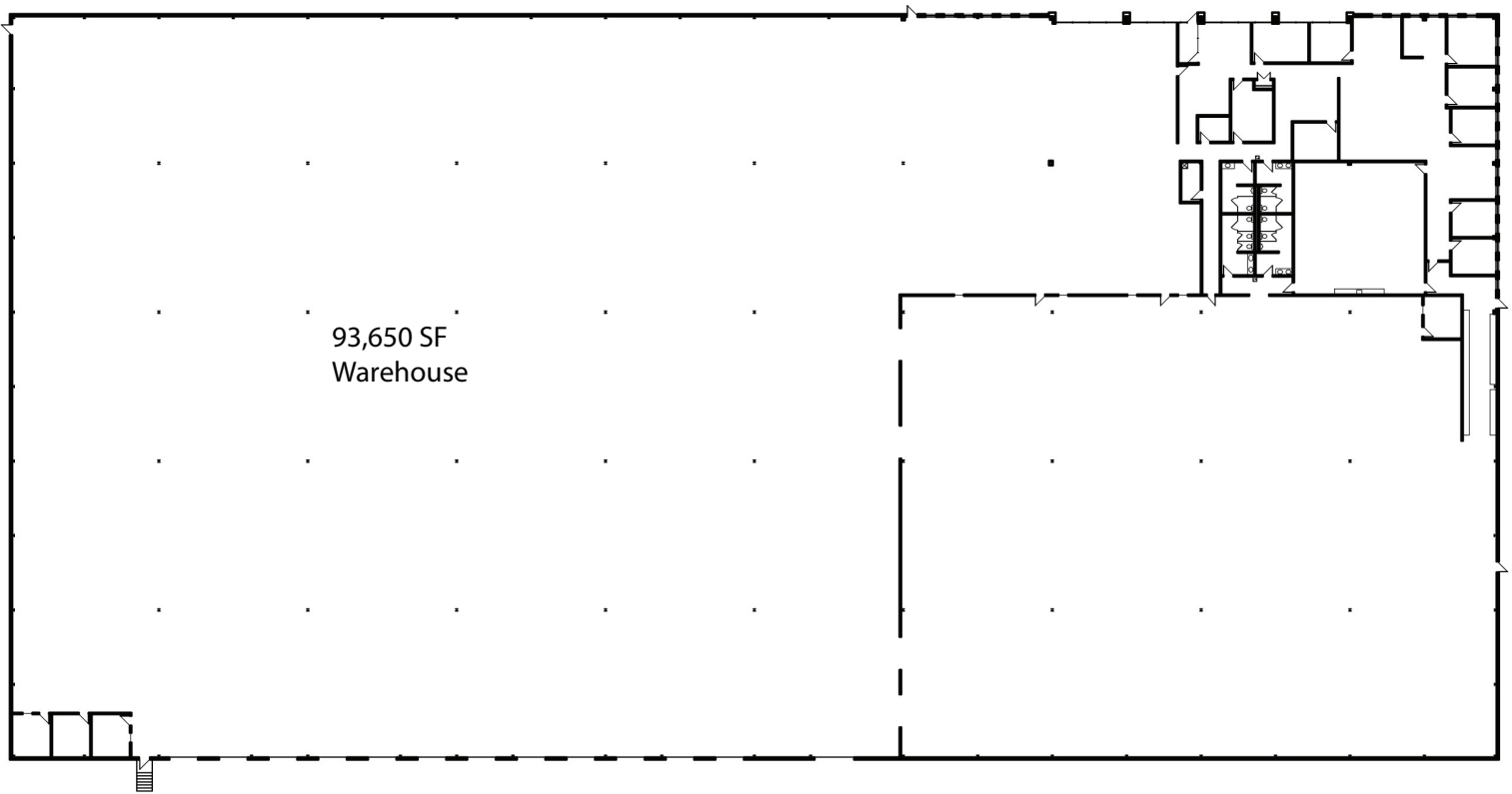
EMPIRE DRIVE BUSINESS CENTER |

7453 Empire Drive, Building C, Florence, KY 41042

Building Amenities

- › 101,250 SF - Entire Building Available
- › 93,600 SF Warehouse
- › 7,600 SF Office - Includes Lockers, Restrooms & Breakroom
- › 20' Ceiling Heights
- › 12 (9' x 10') Dock Doors - Seals, Levelers, Lights & Bollards
- › 1 (12' x 12') Drive-in Door
- › Ample Parking - 118 Cars
- › 2 Wet Sprinkler Systems
- › 120' Concrete Truck Court
- › Column Spacing 45' x 45'
- › 1600 Amps, 480/277 Volts, 3-phase
- › Rubber Membrane Roof
- › 5" Reinforced Concrete Floor
- › Built in 1992
- › Amenities Include Restaurants, Retail & Hotels
- › I-2 Heavy Industrial Zoning, Unincorporated Boone County
- › Available Fall 2019
- › Lease Rate: \$3.95/SF
- › Operating Expenses: \$1.20/SF





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