



Colliers

For Sale or Lease

4 Sandbank Rd

Ludlow, KY 41016

Some recent upgrades!

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1 Sandbank
* Also Available: 83,682 SF

2 Buildings
For Sale or Lease
together or separate

4 Sandbank
24,332 SF





Property Highlights

Address	4 Sandbank Road
Municipality	City of Ludlow Kenton County
Building Area	800 SF Office 23,532 SF Warehouse 24,332 SF Total
Year Built	1967 & 1980
Docks	5 Docks
Drive-ins	To Suit
Clear Height	15' - 20'
Electric	800 AMP, 480 volt, 3-phase
Acreage	.750 Acres
Sprinkler	Wet System
New Improvements	New owner upgrades including electric, dry sprinkler system, etc. Owner will provide flexible tenant improvement package

Lease Rate: \$4.95/SF NNN
OPEX: \$1.00/SF Estimated
Sale Price: \$1,216,600 (\$50/SF)



Contact Us

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