

FOR LEASE

1155 Victory Place
Hebron, Kentucky 41048

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HIGHLIGHTS

- Expandable to over 76,000 SqFt
- Exhaust fans
- Compressed airlines
- Located in the Airport Corridor within minutes to I-275 and I-71/I-75
- Annual Property Taxes: \$27,457 (\$0.49/SqFt)
- Boone County Parcel ID: 047.00-09-003.00
- For Lease
- Base Rent: \$5.25 net
- OPEX: \$1.00

PROPERTY DETAILS

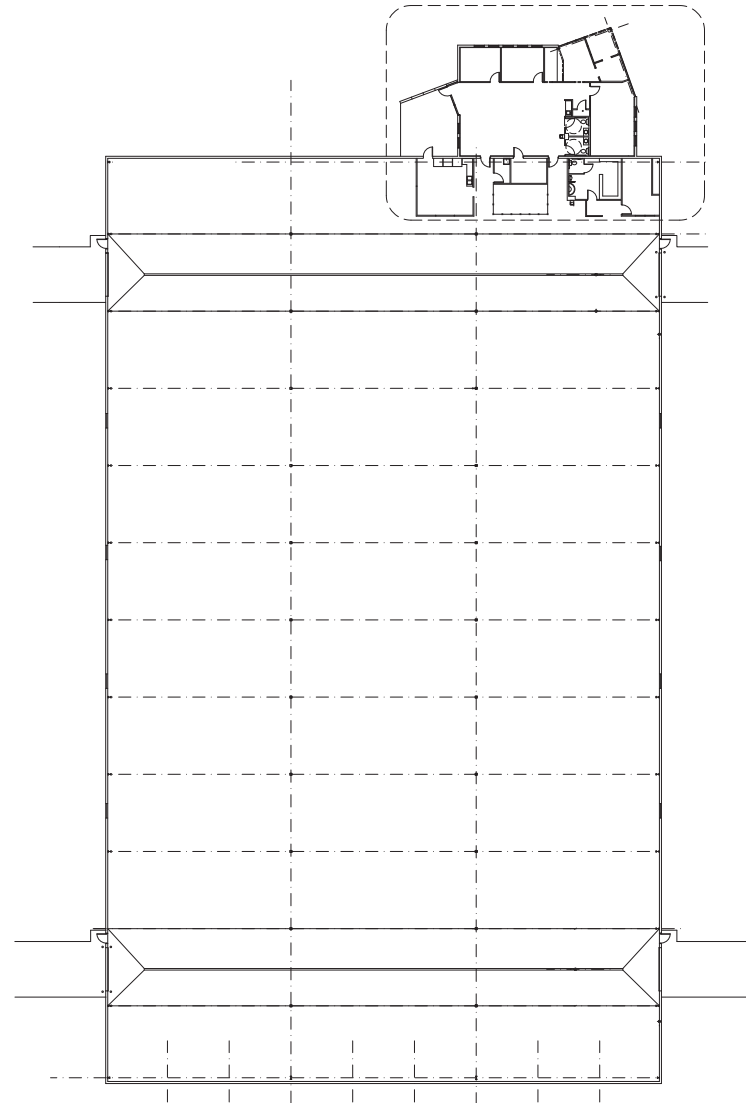
Total Building Size:	56,000 SF +/-	Lighting:	Sodium Halide
Office SF:	2,000 SF +/-	Sprinkler:	None
Warehouse SF:	54,000 SF +/-	Electrical Service:	40/480V-3 phase-800 + amps and 208/120V-Single phase-400 + amps
Outside Storage:	11,900 SF (fenced)	Heat:	Natural gas-fired unit heaters
Acreage:	6.55 acres	Roof:	Metal double pitched
Clear Height:	20' - 22'	Truck court:	90' heavy duty asphalt and concrete
Building Dimensions:	180' x 300'	Parking Lot:	32+ and expandable; asphalt
Year Built:	1996	Restrooms:	Two (2) in office and One (1) in warehouse
Construction:	Pre-engineered metal with 4' block wainscot		
Dock doors:	Four (4) potential		
Drive-in doors:	Four (4) 12' x 14'		
Column Spacing:	25' x 60'		
Crane Capacity:	1 - 10 ton (19' 3") 1 - 5 ton (17' 6") 3 - 3 ton (19' 3")		

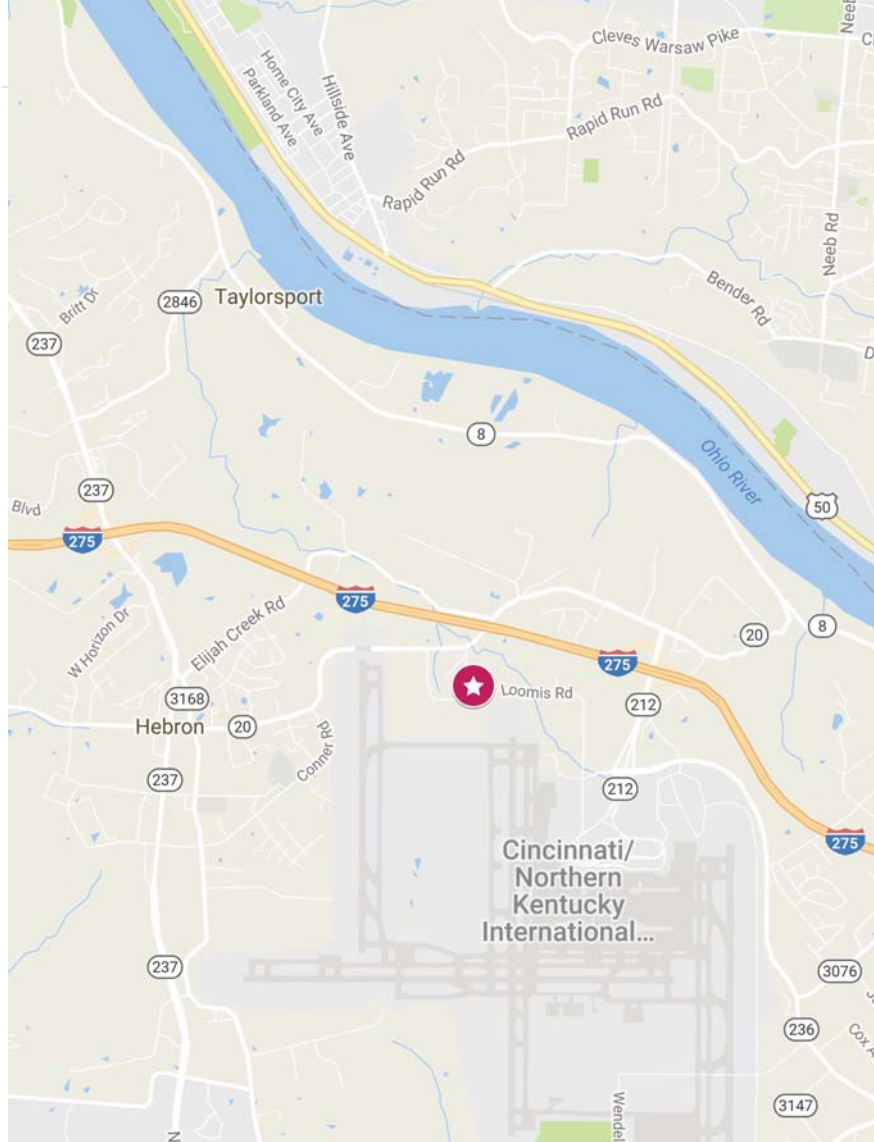
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INTERIOR PHOTOS



FLOOR PLAN





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