

FLORENCE LOGISTICS CENTER

9899 SAM NEACE DR
FLORENCE, KY

FOR LEASE
218,400 SF

BULK DISTRIBUTION/
LIGHT INDUSTRIAL

For more information, contact:

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RIDGELINE
PROPERTY GROUP



**CUSHMAN &
WAKEFIELD**

www.cincy-industrial.com

STATE-OF-THE-ART FLORENCE LOGISTICS CENTER

PROPERTY FEATURES

Location:	Florence, KY - 16 miles south of Cincinnati, OH
Building Size:	218,400 SF (Divisible)
Construction:	Concrete Tilt-Up Construction
Clear Height:	32'
Jurisdiction:	Boone County
Zoning:	I-1, Light Industrial
Fire Suppression:	ESFR
Airport:	Cincinnati/N. Kentucky International Airport is located 10 miles northwest via I-75/I275, CVG, DHL, Amazon Prime Air
Dock Doors:	20 (9'x10') Total (Expandable to 46 Total) 10 Doors Equipped with Levelers/Seals
Drive-Ins:	2 (12'x14') Total (Expandable to 3)

Column Spacing:	Speedbay: 52' x 60' Interior: 52' x 55' (Typical)
Bay Size:	14,560 SF (Depth: 52' x 280')
Delivery:	1/2018
Truck Court:	130' Total - 185' 60' Concrete Apron
Floors:	7" Unreinforced concrete
Roof:	Single-ply, 45 mil TPO
Lighting:	T-5 Fluorescent/LED
Electric:	2,000amp, 277/480volt, service
HVAC:	High efficiency gas fired unit heaters
Total Parking:	157 Auto spaces (Expandable to 227) 50 Trailer spaces (Expandable to 63)

VIEW RENDERINGS 

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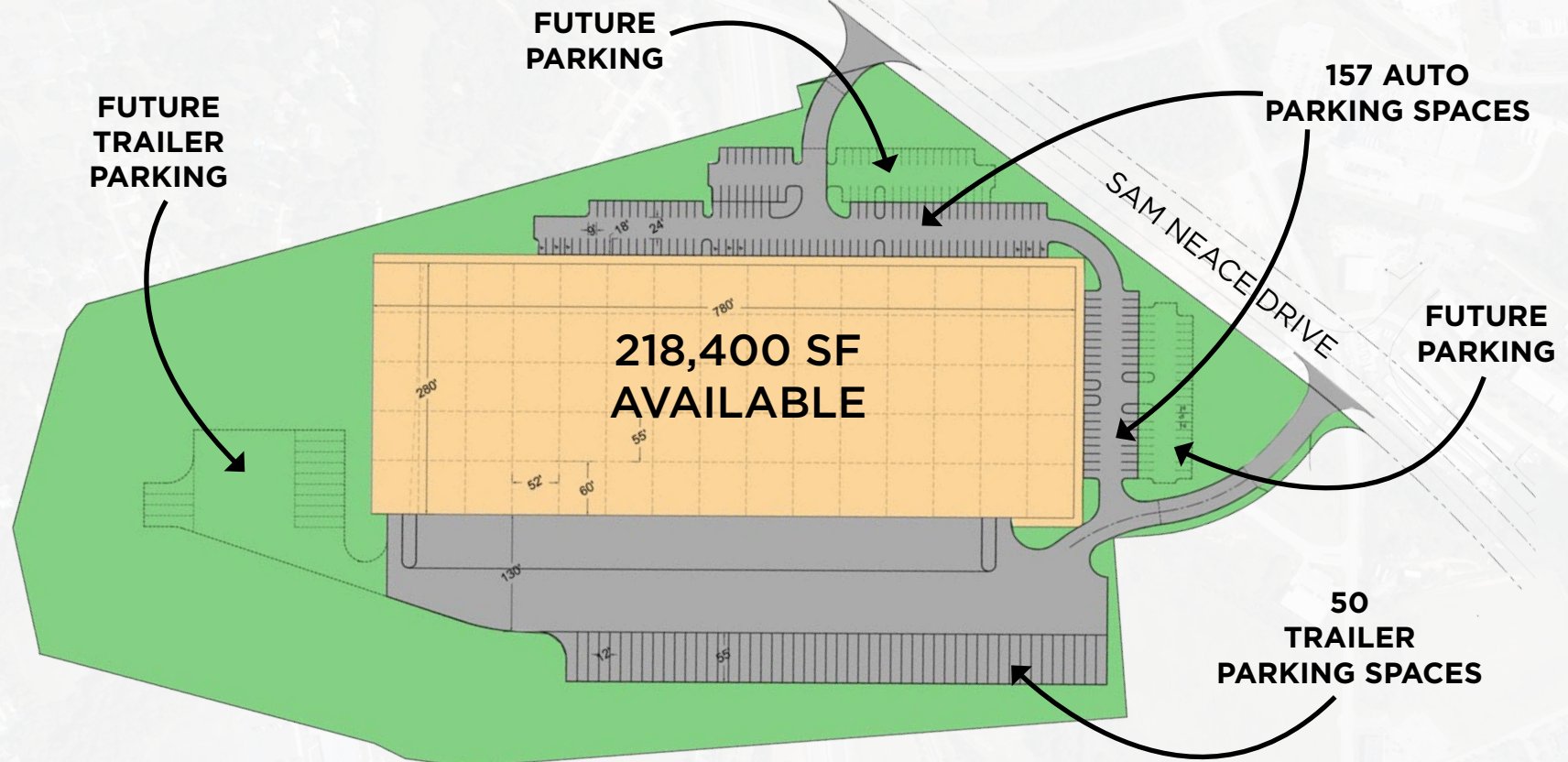


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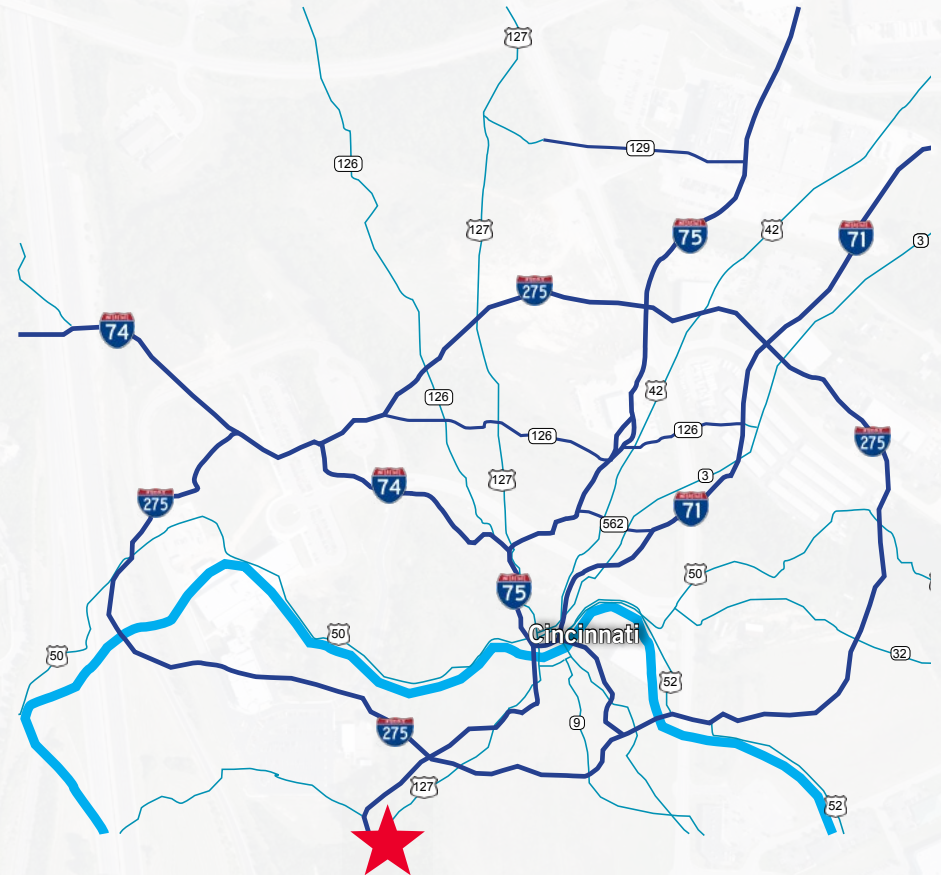
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NORTHERN KENTUCKY/GREATER CINCINNATI

- Immediate access to I-75/71
- Commercial and retail amenities nearby
- Adjacent to Cincinnati's largest industrial park
- Within 1-Day Drive Time of 60% of US Population
- Well positioned in the Automotive and E-commerce Corridors
- Low Labor Costs Compared to National Average
- One Million + Labor Force
- 10,000+ Warehouse Workers
- 900 Trucking Companies
- 3 Interstate Highways
- Two Class I Railroad Systems
- Inland Waterway
- Accessible International Airport
- Superior Business Support Services
- State and Local Incentives and Tax Programs
- Outstanding Quality of Life and Amenities



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Tri-County Economic
Development Corp.



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KENTUCKY

Boone County

THINK KENTUCKY

Kentucky Cabinet
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REDI Cincinnati



Duke Energy



Time Warner Cable



Cincinnati Bell

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