



FOR SALE | LIGHT INDUSTRIAL/FLEX

FOR SALE ~ OWNER/USER

7813 Foundation Drive, Elsmere, KY 41042



SALE OVERVIEW

SALE PRICE:	\$975,000
LOT SIZE:	1.6 Acres
BUILDING SIZE:	17,500 SF
DOCK HIGH DOORS:	1
CEILING HEIGHT:	13.6 FT
YEAR BUILT:	1990
ZONING:	N/AV - Industrial
MARKET:	Northern Kentucky
SUB MARKET:	Florence/Richwood

PROPERTY DESCRIPTION

- 17,500 sf light industrial building on 1.6 acres
- 15,050 SF light industrial/warehouse
- 2,450 SF office
- Situated on 1.6 acres
- Well maintained
- Ample Power/Electric
- Strong Demographics
- Tenant in place for several months



JOE GILLIGAN
 Managing Director Brokerage Services / Vice President
 513.899.1312
 jgilligan@svn.com

ADAM RATH
 Advisor
 513.588.1111
 arath@svn.com

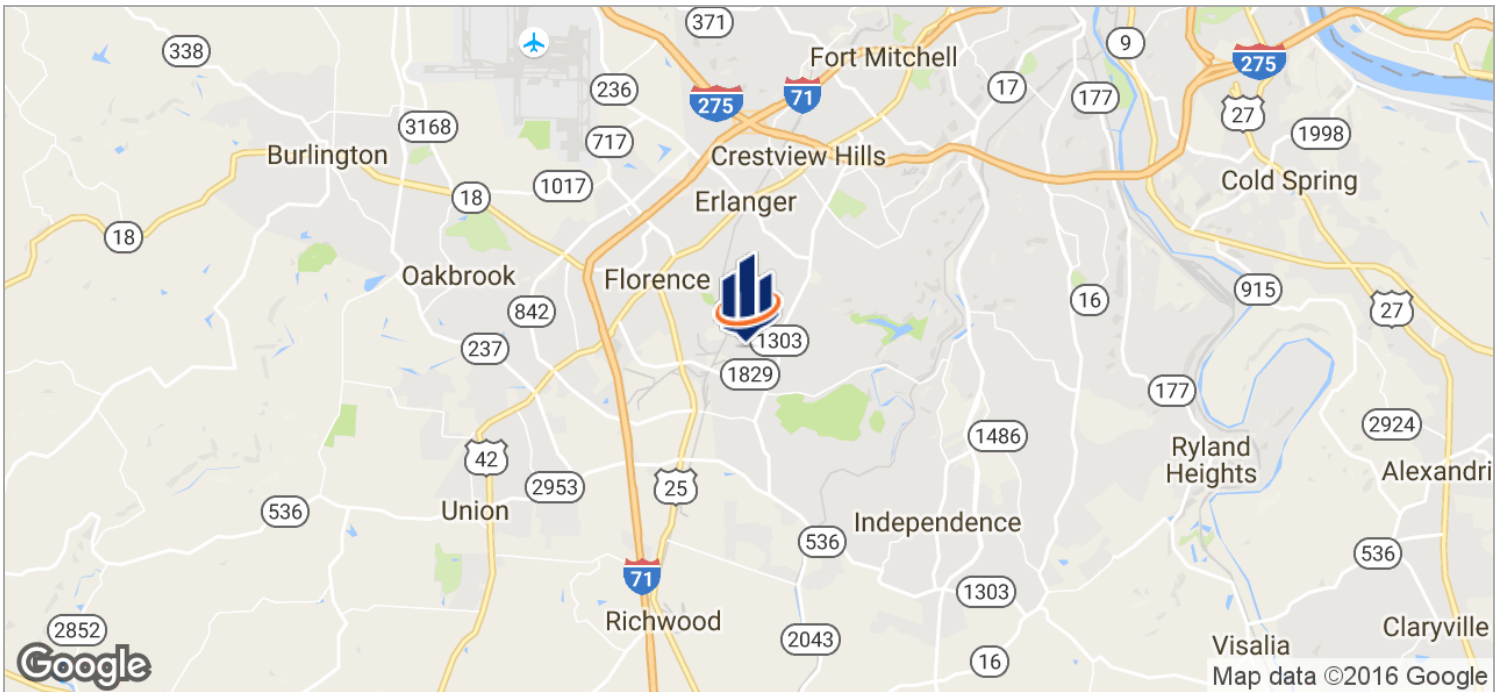
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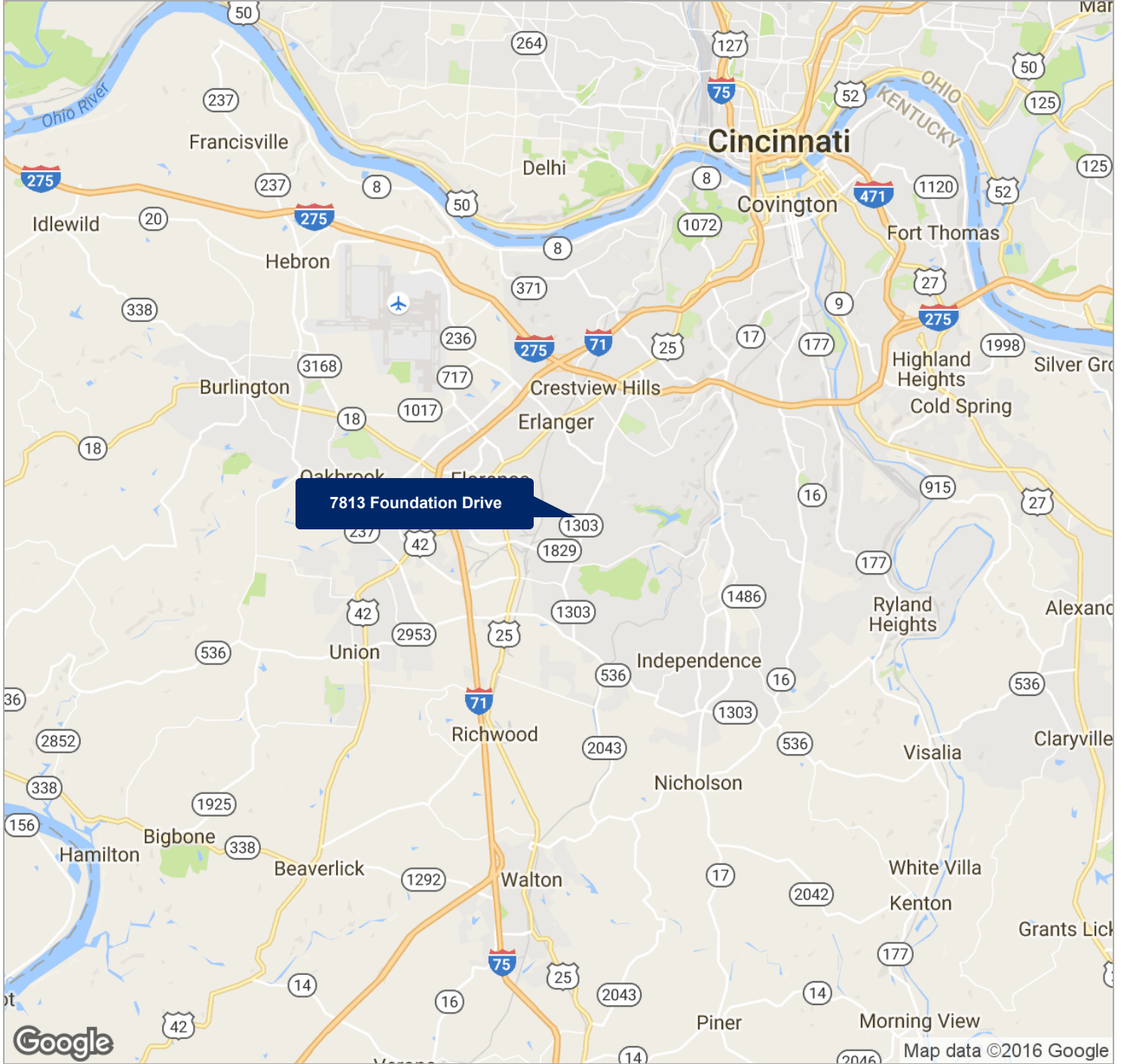
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