

# Office/Warehouse Available

# Covington, KY

## FEATURES

- 67,000 Total SF
- 10,000-25,000 SF Warehouse Available (Will Divide)
- 5,000 SF Office Available
- 1.76 Acres
- (5) Drive-in Doors
- (3) Docks

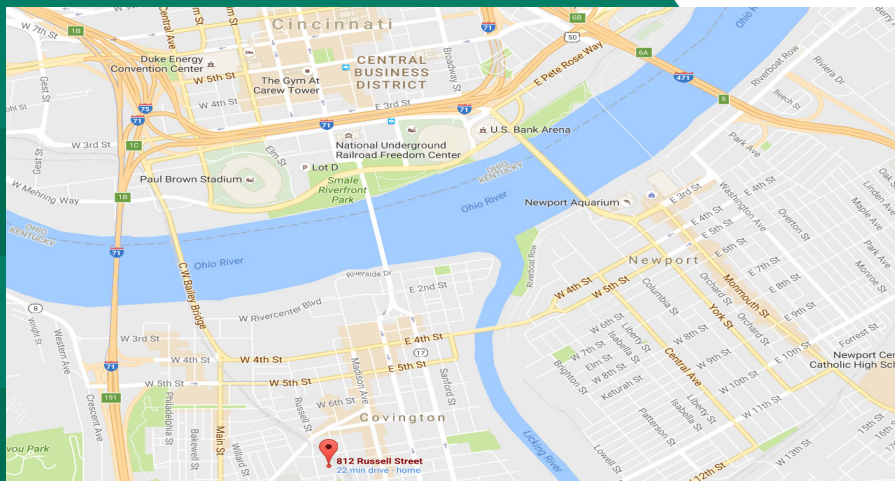
## LOCATION

812 Russell Street  
Covington, KY 41011

## CONTACT

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COMMERCIAL REAL ESTATE SERVICES

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9902 Carver Road, Sycamore Office Park, Suite 105, Cincinnati, Ohio 45242

# 812 Russell Street

<b>Address/City/County:</b>	812 Russell Street Covington/Kenton County
<b>Square Footage:</b>	67,000 Total SF 10,000-25,000 SF Warehouse Available (Will Divide) 5,000 SF Office Available
<b>Land Size:</b>	1.76 acres
<b>Date of Construction:</b>	1902
<b>Type of Construction:</b>	Brick/concrete block
<b>Zoning:</b>	IL-1M (light industrial)
<b>Clearance Height:</b>	18'-20'
<b>Floor:</b>	Concrete
<b>Drive In Doors:</b>	Five
<b>Truck Doors:</b>	Three
<b>Sprinkler:</b>	Yes
<b>Lighting:</b>	Strip fluorescent
<b>Parking:</b>	60+
<b>Electric:</b>	480V, 3-phase
<b>Heat &amp; A/C:</b>	Gas unit in warehouse
<b>Lease Rate:</b>	\$10.00 PSF office; \$5.00 PSF warehouse gross (includes utilities)



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FOR MORE INFORMATION, CONTACT

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