

FOR SALE/LEASE

237

Beaver Road
WALTON | KENTUCKY

LIGHT
MANUFACTURING
INDUSTRIAL SPACE



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1/2 Mile to I-75





Build Specifications

| | |
|----------------------|---|
| Address | 237 Beaver Road |
| Parcel | 078.00-00-002.03 |
| Lease Rate | \$4.50/SF |
| Sale Price | \$6,298,500 |
| Lot Size | 38.5 Acres |
| Gross Building Area | 162,950 SF |
| Gross Office Area | 16,000 SF |
| Year Built/Renovated | 1987/1997 |
| Sprinklers | Wet |
| Parking | 400 Spaces |
| Docks | 12 |
| Drive-ins | 2 |
| Clear Height | 22' |
| Lighting | T-5 |
| Column Spacing | 40x36 |
| Power | 3 Phase/480v/4500 amps |
| Amenities | Cafeteria Training Rooms Excess lot for trailer parking 1/2 mile to I-75 2014 New PVC Roof Clean Rooms & Locker Rooms with Floor Drains |



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