

NOW AVAILABLE

# 6801

Power Line Drive

FLORENCE | KY, 41042

## Industrial Space For Lease

*25,000 SF free-standing building; Located in the Florence Industrial Park with direct access to the Greater Cincinnati/ NKY International Airport!*



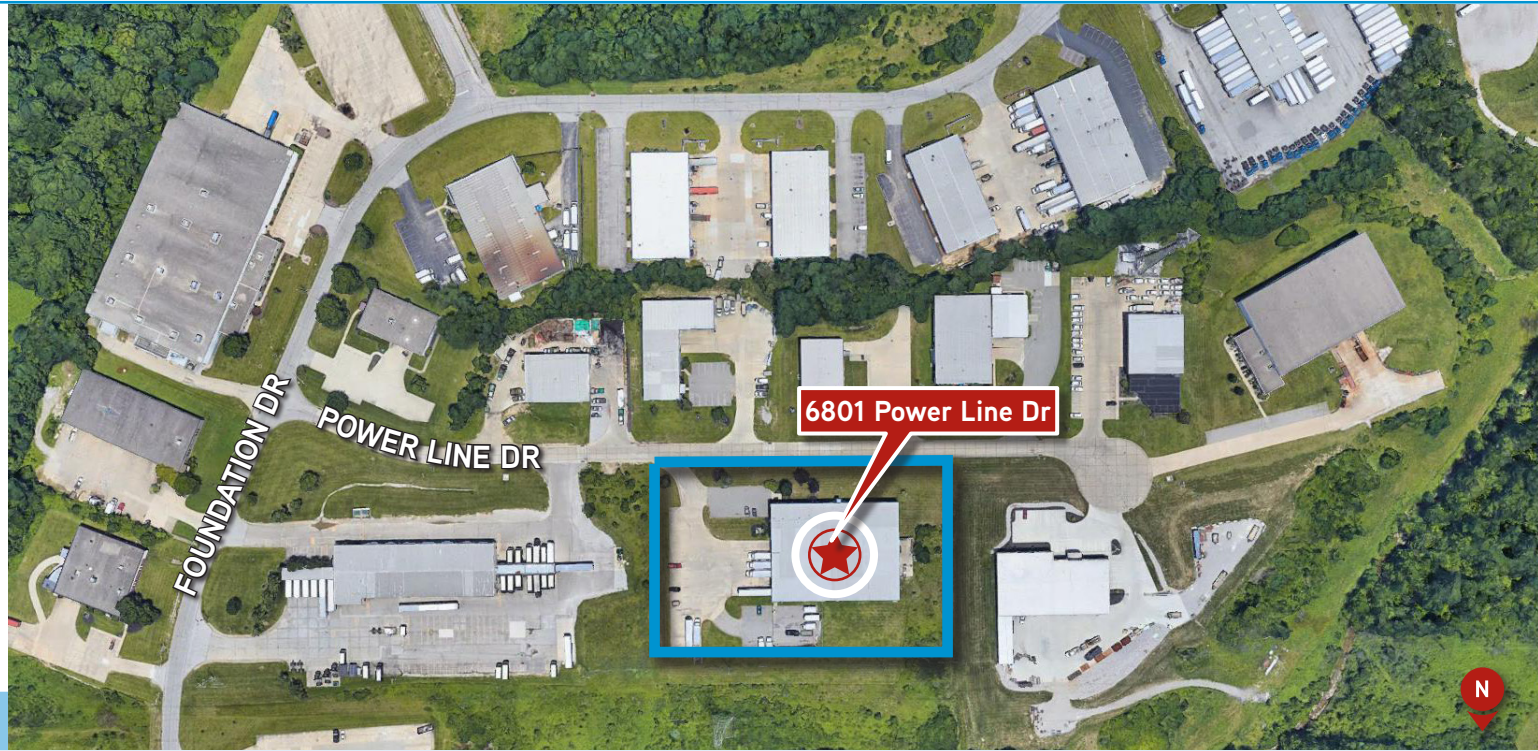
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**BUILDING DETAILS**

- > Free-standing building
- > 25,000 SF (expandable to 40,000 SF)
- > 3,000 SF office/showroom
- > 16' - 18' clear height
- > 5 docks
- > 1 grade-level drive-in
- > Fenced yard
- > \$0.60/SF taxes and insurance



**ESTIMATED DEMOGRAPHICS**



Population

**145,141**



Pop. Projection

**148,061**



Household Income

**\$87,067**



Unemployment Rate

**1.9%**



Vacancy Rate

**5.1%**



Income Projection

**\$100,309**

**LEASE RATE:**

**\$6.50/SF, Net**

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