



# For Sale or Lease

**8,158 s.f. of office space available**

- Two-story office building on 2.98 acres
- Private parking lot with 46 spaces
- Outdoor trellis-covered patio
- Prime signage opportunities
- Easy access to I-275 with great visibility from North Bend Road
- Asking price is \$995,000
- Lease rate is negotiable

**3580 Hargrave Drive,  
Hebron, KY 41048**

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**DISCLAIMER**

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# Location

3580 Hargrave Drive is located directly off of North Bend Road at Langley Drive near the CVG Airport.



# Floorplans

Floor 1

Floor 2

