

For lease or sale

34,460 SF Food Processing & Cold Storage

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**2009 Rolling Hills Dr
Covington, KY 41017**

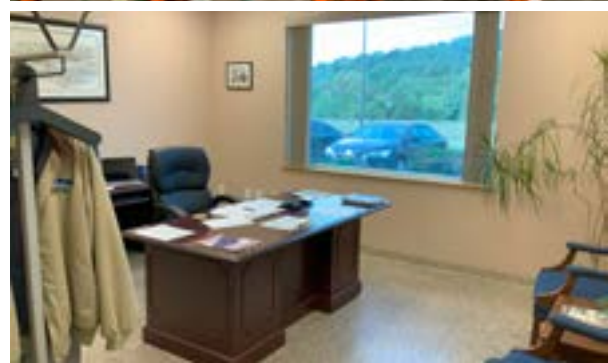
Location

- Immediate access to I-275 (approx. 1 mile)
- Close to I-75 (approx. 3 miles)
- Easy access to I-71 and I-471
- Near Amazon Air Hub (7 miles)
- Coca-Cola (4 miles)
- Fedex Ground (6 miles)



Property summary

Total building Size	34,460 SF
Cold storage total	7,800 SF
• Convertible Freezer/Cooler	1,000 SF
• Freezer	6,800 SF
Temp. controlled production area	13,000 SF
Dry Warehouse	6,500 SF
Office	3,660 SF
Site size	4.17 AC
Zoning	SI - Suburban Industrial
Clear height	24'
Production Ceiling Height	12'
Refrigerant System	Ammonia
Freezer floor	Glycol in floors
Dock doors	6 total
• Cold docks	2
Drive-in doors	1 - fork lift drive in door
Auto parking	61 spaces
Electrical	2,000a
Lighting	LED
Roof type	TPO/ Replaced ~2020
Construction	Concrete block, metal and sandwich panel



This detailed architectural floor plan illustrates the layout of a facility, possibly a pharmaceutical or food processing plant. The plan is divided into several functional areas:

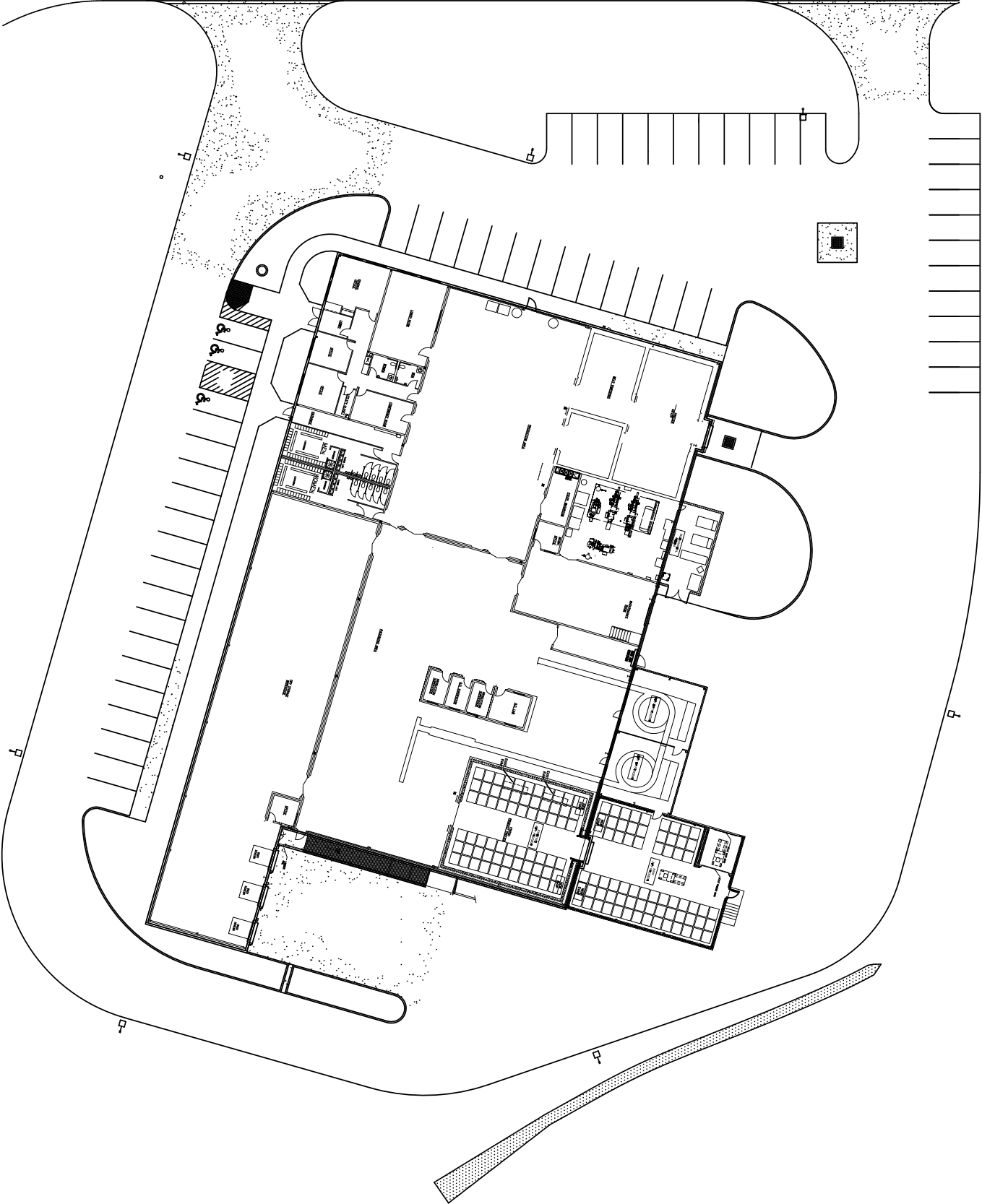
- Top Section (Production Area):** Includes a large **PRODUCTION AREA** with multiple **PRODUCTION SUPERVISOR** stations. Adjacent to this is a **FINISH PRODUCT RESEAL** area and a **PACKAGING AREA** with several **NEW EVAP** (Evaporator) units. A **MAINTENANCE ROOM** and a **RESTROOM** are also located in this section.
- Middle Section (Support and Storage):** Features a **RECEIVING AREA** with a **RECEIVING** station and a **RECEIVING** area. A **STORAGE** area is also present. A **RESTROOM** and a **LOCKER** are located near the center.
- Bottom Section (Office and Conference):** Contains an **OFFICE** area with a **RECEPTION** desk, a **CONFERENCE ROOM**, and a **RESTROOM**. A **LOCKER** is also located in this section.
- Right Side (Production Area):** Includes a **PRODUCTION AREA** with a **PRODUCTION SUPERVISOR** station and a **PACKAGING AREA** with several **NEW EVAP** units. A **MAINTENANCE ROOM** and a **RESTROOM** are also located in this section.
- Far Right (Production Area):** Features a **PRODUCTION AREA** with a **PRODUCTION SUPERVISOR** station and a **PACKAGING AREA** with several **NEW EVAP** units. A **MAINTENANCE ROOM** and a **RESTROOM** are also located in this section.

The plan includes numerous smaller rooms, corridors, and specialized equipment, providing a comprehensive view of the facility's layout and functional zones.

[illegible]

Site plan

R O L L I N G H I L L S D R I V E





2009 Rolling Hills Dr - Aerial view



Northern Kentucky : The Gateway to the South

A thriving region for business, logistics, and innovation

Top State for Business

#2 State for Cost of Doing Business
CNBC - 2023

#4 Best State for Infrastructure
CNBC - 2023

#5 America's Top States for Business
Cheif Executive, 2023

Top 10 in Tax Climate for Businesses
Tax Foundation, 2023

Ideal location

Northern Kentucky offers a prime location with access to major logistics and transportation hubs, making it a vital business gateway.

#1 Largest Global Amazon Air Hub
Airports Council International - North America 2012-2023

#1 in the U.S for logistics infrastructure

#6 State for business friendliness
CNBC - 2023

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