

STRATEGIC INDUSTRIAL ASSET

TURNKEY MANUFACTURING SPACE AVAILABLE

225,560 SF Office/Warehouse Building
for Sale

Price reduced

7381 - 7383 Empire Dr.
Florence, KY 41042



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PROPERTY HIGHLIGHTS

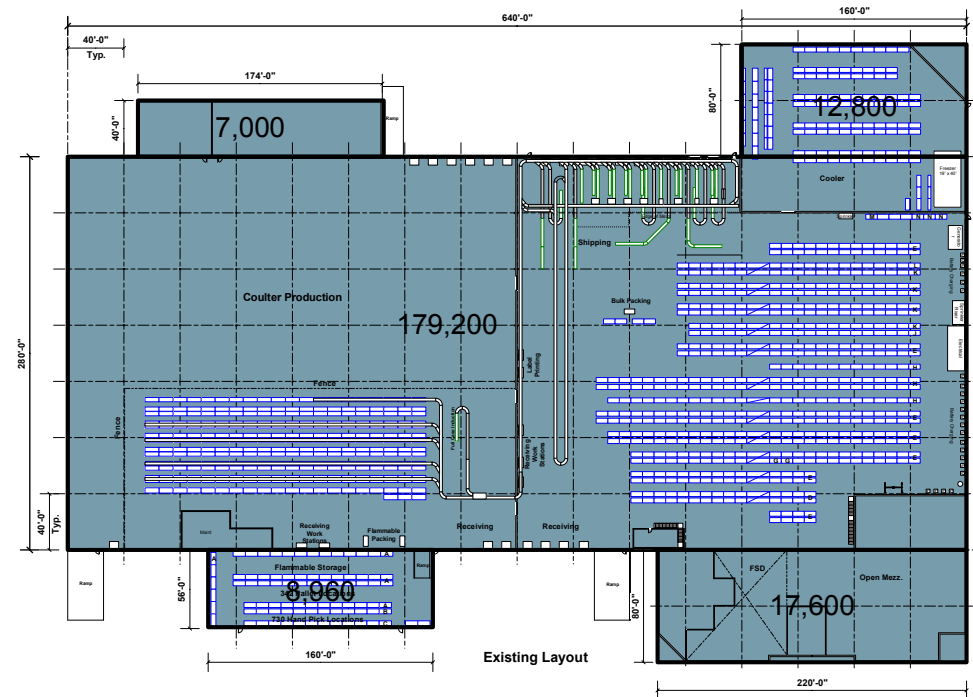
Discover unparalleled opportunity in this strategically located industrial facility. Spanning 225,560 SF on a generous 20.69-acre site, this property offers versatile space adaptable to various business needs. Built in 1983 and priced at \$14,700,000 (\$65/SF), it features 24,600 SF of office space, including a 17,600 SF main area and a 7,000 SF secondary space.

Feature	Details
Size	225,560 SF
Price	\$14,700,000 (\$65/SF)
Office Size	<ul style="list-style-type: none">• 17,600 SF (Main Area)• 7,000 SF (Secondary)
Site Size	20.69 AC
Year Built	1983
Parking	166 Auto
Clear Height	28'
Docks	25
Drive-ins	3
Sprinkler System	Wet System
Electrical	<ul style="list-style-type: none">• 750 KVA transformer -> 3,000A disconnect• 500 KVA transformer -> Multiple disconnects for 2,200A total
Column Spacing	40' x 40'
Zoning	I-2



FLOOR PLAN

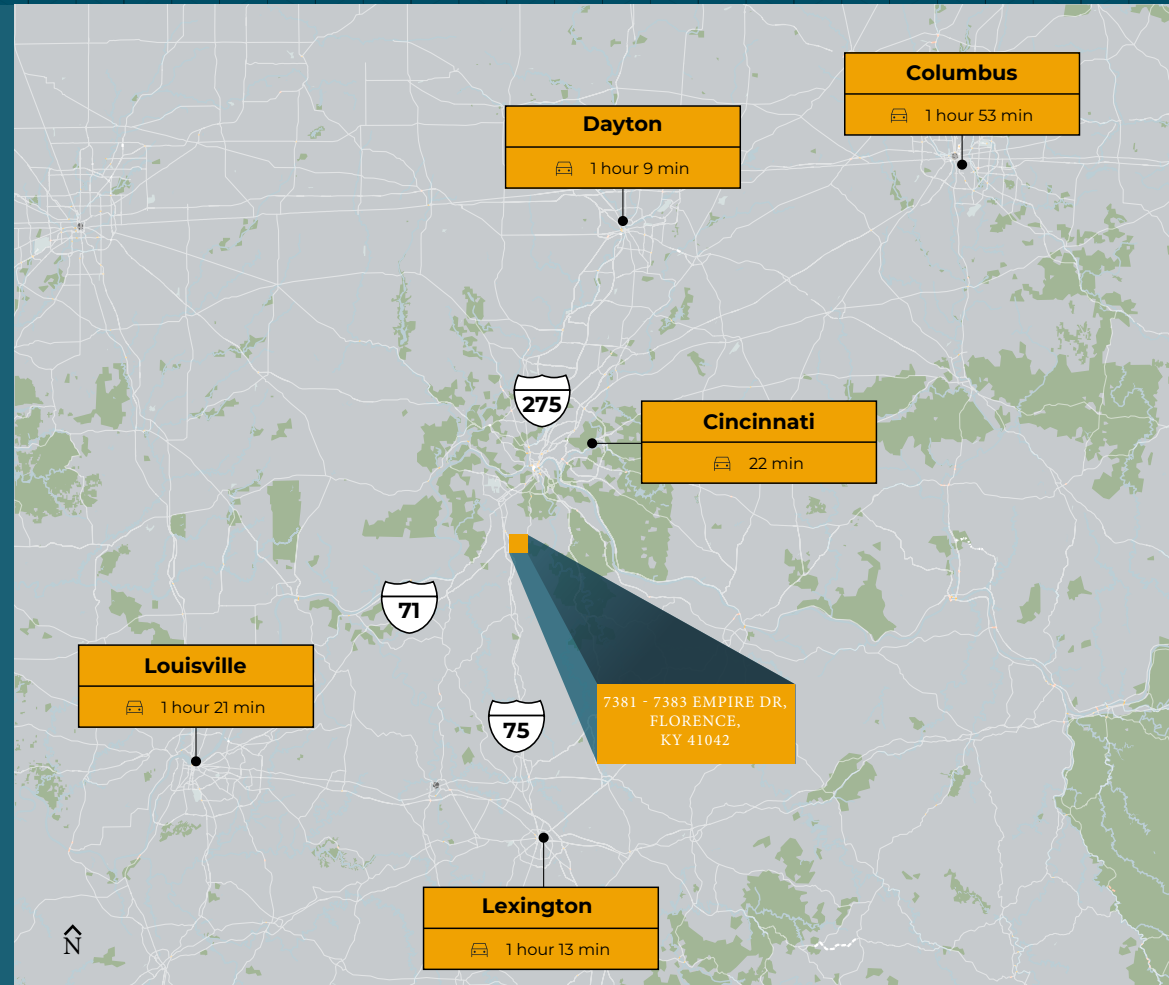
The facility boasts a 28' clear height, 25 docks, and 3 drive-ins, complemented by ample parking for 166 vehicles. With its robust 40' x 40' column spacing, wet sprinkler system, and powerful electrical capacity, this I-2 zoned property is poised to elevate your operations to new heights.



Florence, Kentucky is strategically located between Cincinnati and Lexington, with easy access to I-71 and I-75, making it a prime spot for industrial properties.

DRIVE TIMES

- 8 minutes to I-71
- 15 minutes to the Cincinnati/Northern Kentucky International Airport
- 8 minutes to I-75
- 28 minutes to Downtown Cincinnati



LABOR

74,800+ employed within a 5-mile radius

4.9% employed in manufacturing, significantly above the U.S. average
9.2% in transportation and material moving, supporting logistics and shipping

Blue-collar workforce exceeds national average, with 22.7% of jobs in

the sector

Prime working-age (25–54) residents show an 85.6% labor participation rate and 83% employment ratio

Low unemployment rate of just 3.7%

CORPORATE NEIGHBORS



CINCINNATI/NORTHERN KENTUCKY INTERNATIONAL AIRPORT



7381 - 7383 EMPIRE DR,
FLORENCE, KY 41042

RegalRexnord L'ORÉAL

FERRERO

SIGNODE

Mazak

Mubea



FedEx

75





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