STRATEGIC INDUSTRIAL ASSET

TURNKEY MANUFACTURING SPACE AVAILABLE

225,560 SF Office/Warehouse Building for Sale

PRICE REDUCED

7381 - 7383 Empire Dr.
Florence, KY 41042

BILL POFFENBERGER
+1 513 252 2107
bill.poffenberger@jll.com

DAVID LOTTERER
+1 513 205 6816
david.lotterer@jll.com

JLL

Jones Lang LaSalle Brokerage, Inc. RE License #01856260

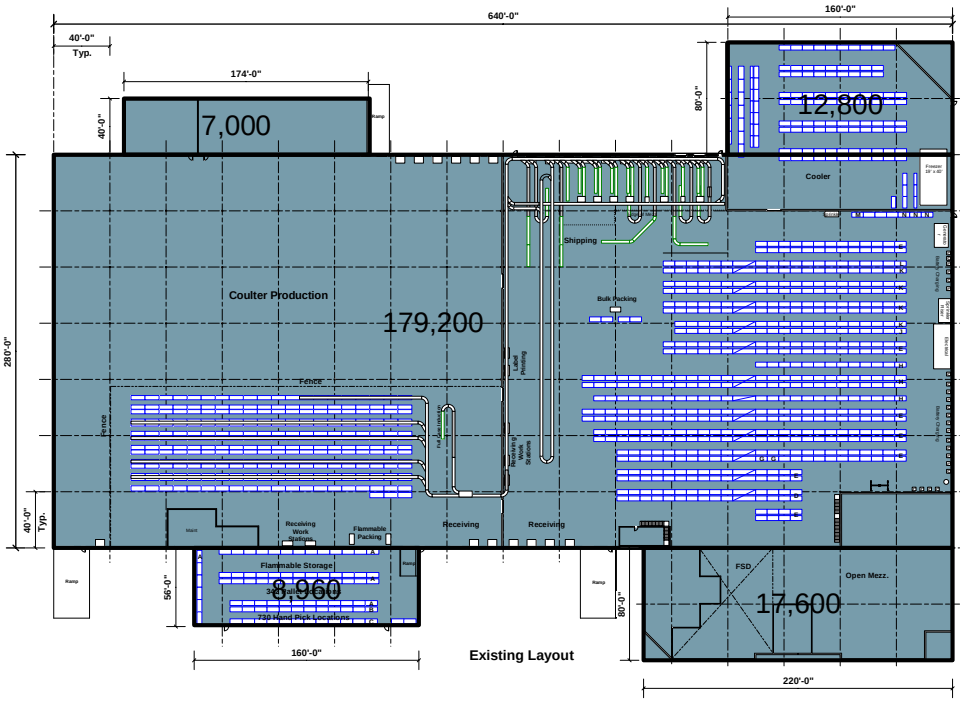
PROPERTY HIGHLIGHTS

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	$13,533,600 ($60/SF)
Office Size	• 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	• 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 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

BILL POFFENBERGER
+1 513 252 2107
bill.poffenberger@jll.com

DAVID LOTTERER
+1 513 205 6816
david.lotterer@jll.com

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2025 Jones Lang LaSalle Brokerage, Inc. All rights reserved.