



6.85 ACRES
*PROPERTY LINES ARE APPROXIMATE

1310 GLORIA TERRELL DR.
WILDER, KY 41076

AVAILABLE FOR SALE AND/OR BUILD TO SUIT

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PROPERTY HIGHLIGHTS

- 6.85-acre industrial land pad/shovel ready site located in Wilder, KY minutes to I-275, I-71/75, and I-471
- 15 minutes/13 miles to CVG – Cincinnati Northern Kentucky International Airport and 12 minutes/9 miles from downtown Cincinnati CBD.
- [City of Wilder I-2 \(Heavy Industrial\) & IP \(Industrial Park\) zoning](#)
- Campbell County Parcel ID: 999-99-19-841.03
- Utility Providers
 - Electric: Duke Energy Kentucky or Owens Electric
 - Natural Gas: Duke Energy Kentucky
 - Water: Northern Kentucky Water District (12" water tap has been installed for the site)
 - Sewer: Sanitation District 1
- Stormwater connection installed at northwest corner, will handle all off site for full useability of site
- Sale Price: \$2,795,000 (\$400,000/Acre)



[CLICK HERE FOR AERIAL VIDEO](#)



WILDER, KY 41076

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8.6504 Acres
(376,812 Sq. Ft.)
1302 Gloria Terrell Drive

11.9962 Acres
(522,553 Sq. Ft.)
1306 Gloria Terrell Drive

6.8578 Acres
(298,726 Sq. Ft.)
1310 Gloria Terrell Drive

Boundaries and Measurements:

- Top Boundary (North to South):**
 - Segment 1: N 45°20'25" E 1045.48'
 - Segment 2: S 61°41'14" E 209.35'
 - Segment 3: S 55°17'19" E 51.08'
 - Segment 4: S 55°17'19" E 50.88'
 - Segment 5: S 55°17'19" E 69.39'
 - Segment 6: S 47°02'48" E 110.93'
 - Segment 7: S 05°38'12" E 74.22'
 - Segment 8: S 38°14'48" E 388.19'
 - Segment 9: S 43°26'12" W 443.16'
 - Segment 10: N 44°35'22" W 531.80'
 - Segment 11: N 19°03'50" E 238.85'
 - Segment 12: N 45°24'38" E 190.81'
 - Segment 13: S 19°03'50" W 238.85'
 - Segment 14: S 45°24'38" W 193.06'
 - Segment 15: S 45°24'38" W 852.71'
- Left Boundary (East to West):**
 - Segment 1: N 33°32'47" W 571.51'
 - Segment 2: N 15°44'42" W 247.11'
 - Segment 3: N 15°44'42" W 58.94'
 - Segment 4: S 43°26'12" W 892.89'
- Internal Features:**
 - Public Sanitary Sewer Easement:** 20' wide, crossing the 852.71' boundary.
 - Ex. Sewer Easement:** Crossing the 892.89' boundary.
 - IP (Iron Pipe) Markers:** Located at various points along the boundaries.
 - IPC (Iron Pipe Cap) Markers:** Located at various points along the boundaries.
 - P.O.B. (Point of Beginning):** Located at the intersection of the 193.06' and 238.85' segments.
 - P.O.C. (Point of Commencement):** Located at the intersection of the 443.16' and 388.19' segments.
- Adjacent Owners and Documents:**
 - 999-99-17-802.00 Building Crafts, Inc. D.B. 695, Pg. 674
 - 999-99-19- MDG Wilder LLC D.B. 867, Pg. 665
 - 999-99-20-416.00 Valley Asphalt Corporation D.B. 403, Pg. 458
 - 999-99-20-416.01 Castellini Leasing Company LLC D.B. 711, Pg. 838
- Other Features:**
 - Licking River:** Located to the west of the parcels.
 - Gloria Terrell Drive:** A road running north-south, adjacent to the parcels.
 - Kentucky Route 9 "AA" Highway:** A road running east-west, adjacent to the parcels.

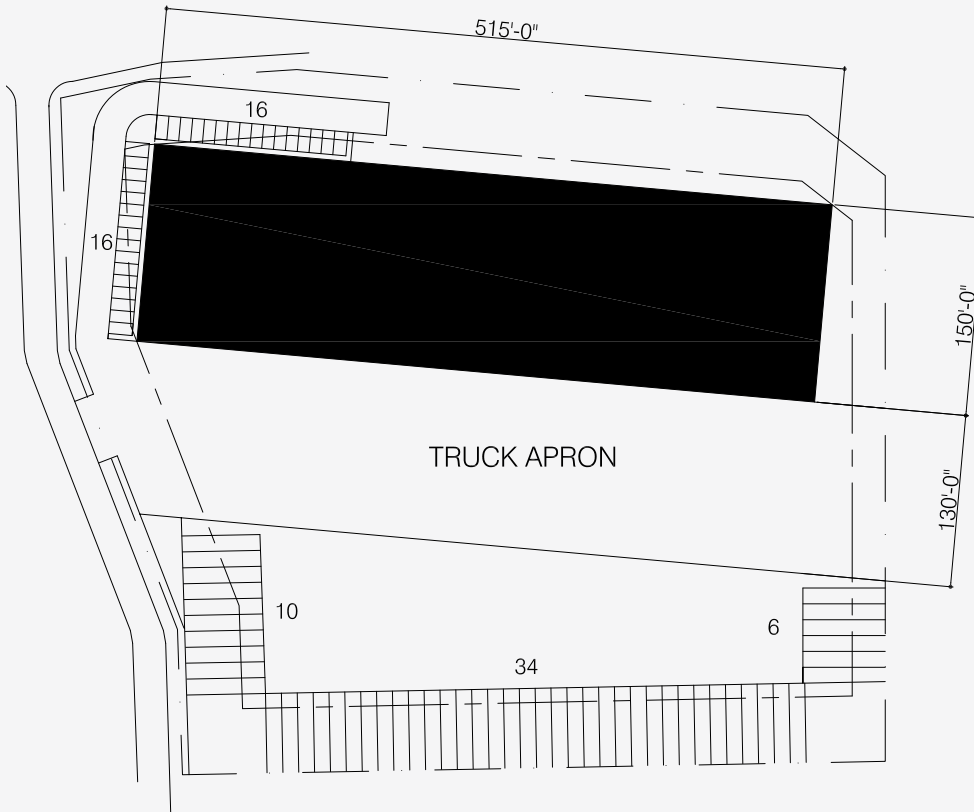
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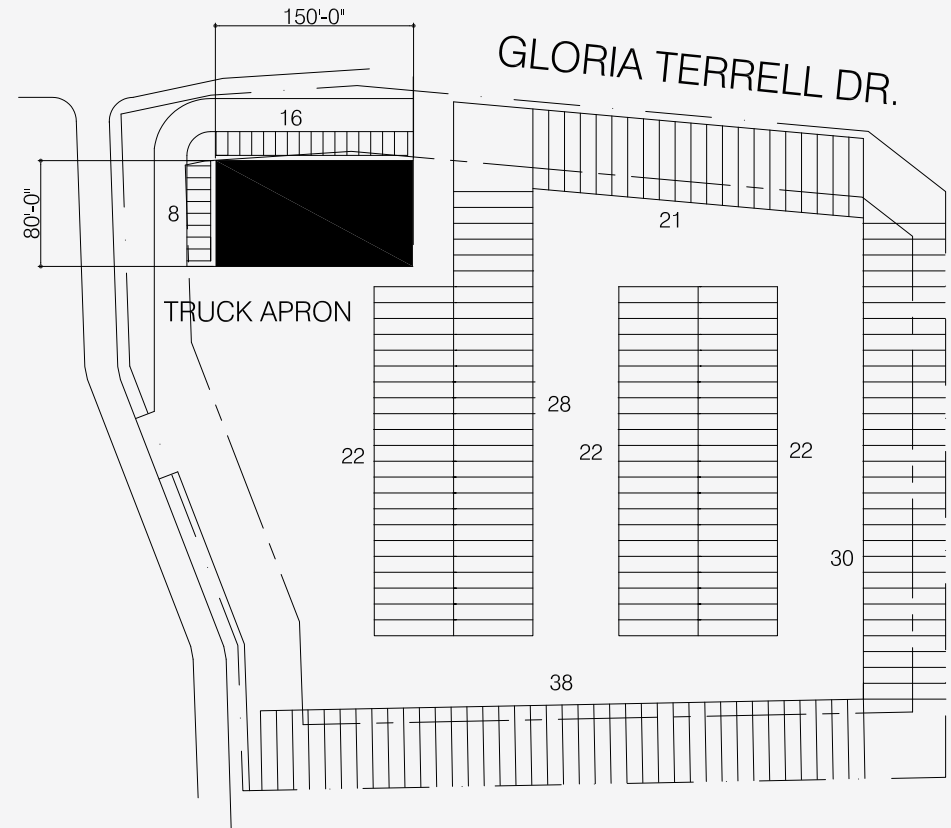


TEST FIT SITE PLANS



- A** 77,250 SF WAREHOUSE
50- 12 X 60 SEMI-TRAILER STALLS
OR 165,000 SF OUTSIDE STORAGE YARD
32 AUTO PARKING SPACES

6.8578 ACRES
I-2 ZONING
50' FRONT SETBACK
25' SIDE
50' SIDE AT STREET
50' REAR



- B** 12,000 SF WAREHOUSE
183- 12 X 60 SEMI-TRAILER STALLS
OR 270,000 SF OUTSIDE STORAGE YARD
24 AUTO PARKING SPACES

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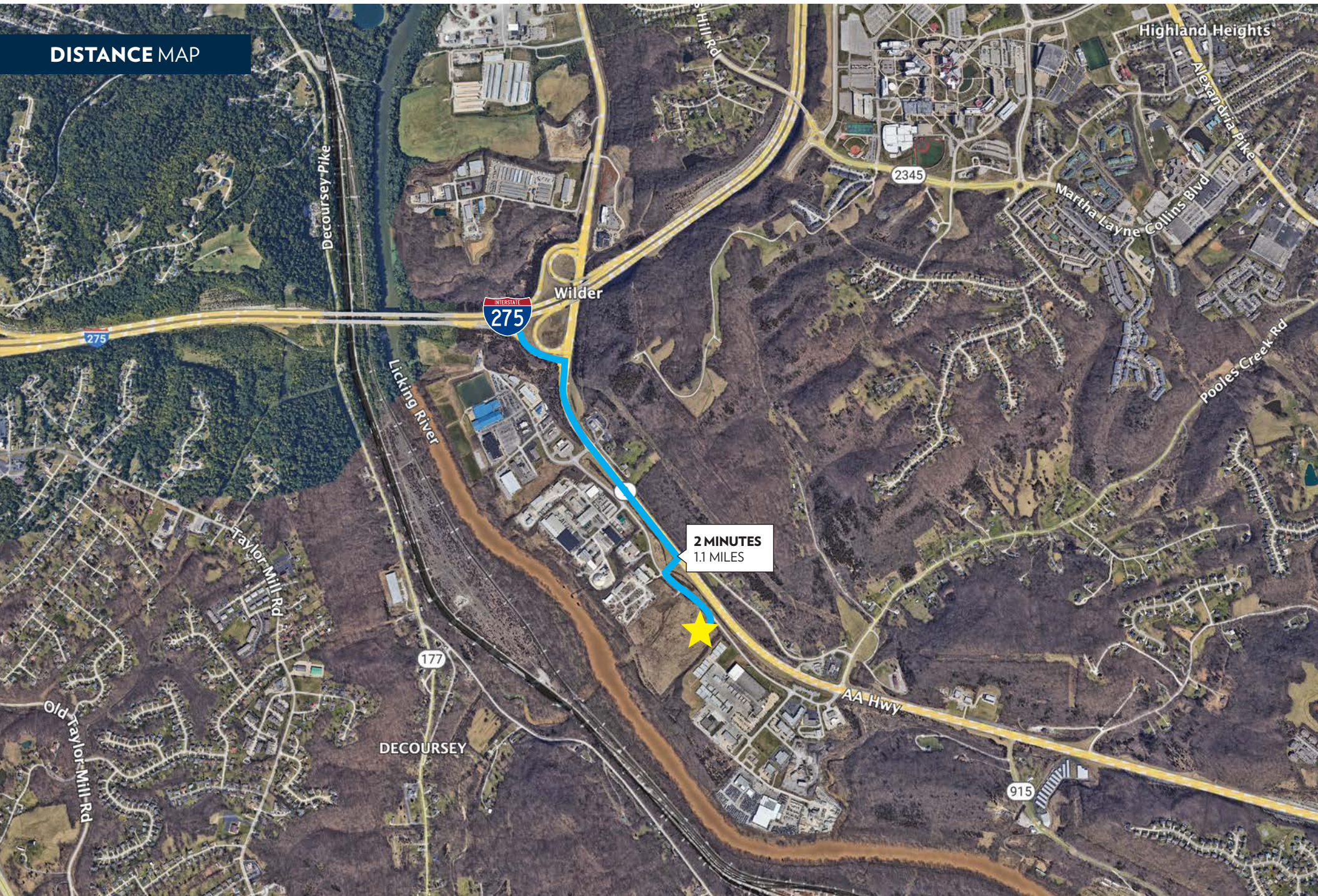
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DISTANCE MAP



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