

FOR SALE OR LEASE

350 Aristocrat Dr.

Florence, KY 41042

Colliers



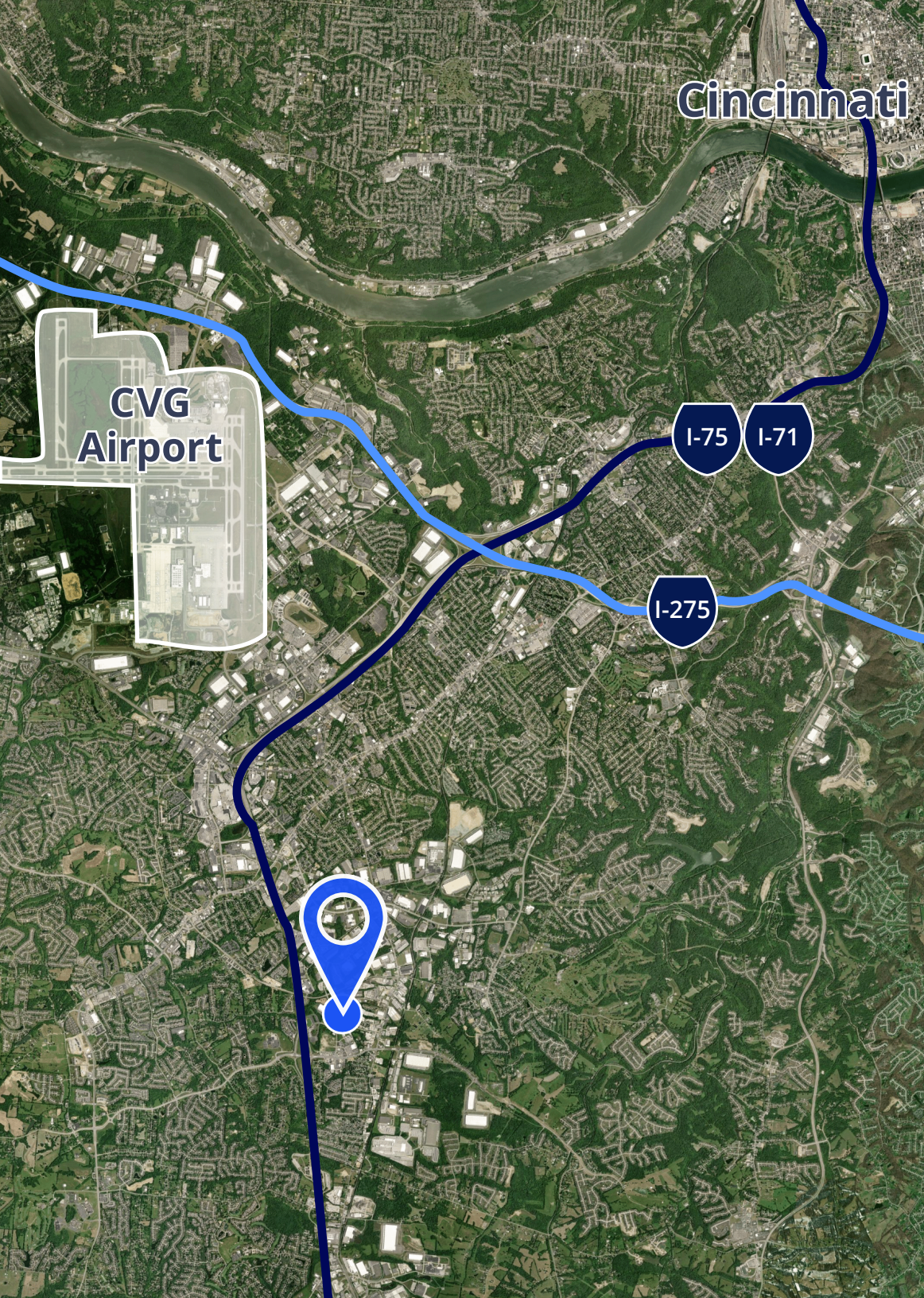
CONTACT US:

Jeff Kroeger, CCIM SIOR
Senior Vice President
+1 513 562 2215
jeffrey.kroeger@colliers.com

Chuck Ackerman, CCIM SIOR
Senior Vice President
+1 513 562 2266
chuck.ackerman@colliers.com

Bill Keefer, SIOR
Senior Vice President
+1 513 562 2235
bill.keefe@colliers.com

Colliers Cincinnati
191 Rosa Park St | Suite 501
Cincinnati, Ohio 45202
Main: +1 513 721 4200



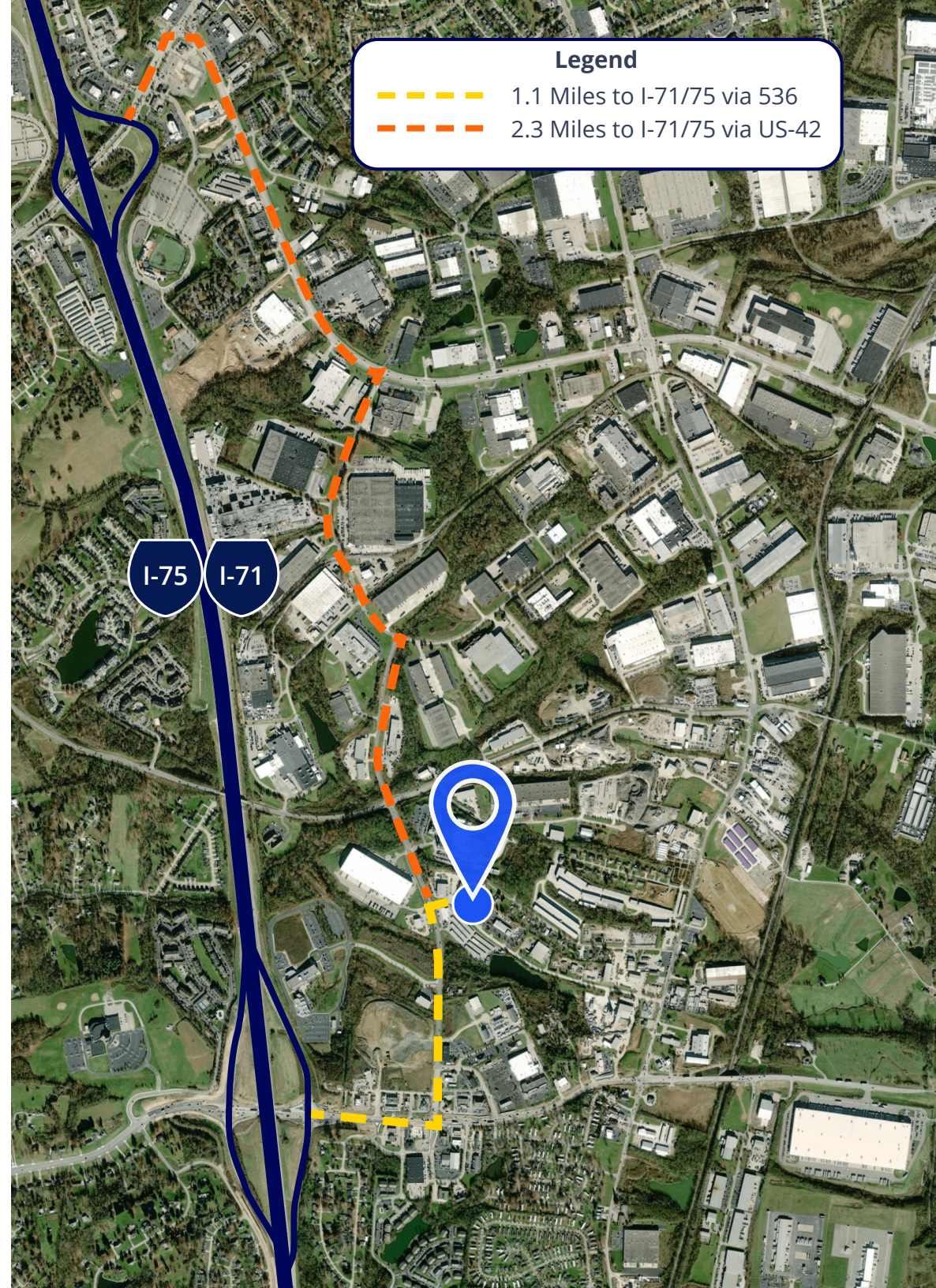
Property Highlights

Total Building	16,530 SF
Warehouse SF	3,570 SF
Office SF	13,130 SF
Acreage	2.30 Acres
Clear Height	14'-16'
Year Built	2005
Construction	Metal
Power	400 amps
Lighting	Fluorescent
Column Spacing	Varies; 30' x 47'
Sprinkler System	None
Heat/HVAC	Gas Forced Heater
Docks	None
Drive-ins	4 (10x10); 1 Motorized
Roof	Metal
Parking Lot	119 auto spots
Restrooms	6 restrooms
Parcel ID	074.00-06-007.02
Notes	• Generator on site • Available Immediately

Lease Rate: \$11.95/SF NNN

\$1.69/SF (Tax/Ins)

Sale Price: \$2,349,000





CONTACT US:

Jeff Kroeger, CCIM SIOR
Senior Vice President
+1 513 562 2215
jeffrey.kroeger@colliers.com

Chuck Ackerman, CCIM SIOR
Senior Vice President
+1 513 562 2266
chuck.ackerman@colliers.com

Bill Keefer, SIOR
Senior Vice President
+1 513 562 2235
bill.keefe@colliers.com

Colliers Cincinnati
191 Rosa Parks St | Suite 501
Cincinnati, Ohio 45202
Main: +1 513 721 4200

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.