

For Sale: Office Building in Florence, Kentucky
7900 Tanners Gate Lane, Florence Kentucky 41042



Property Features:

- For Sale: Three story, 25,200 square foot, Class A office building on approximately 3.449 acres
- Comprised of two-separate tax parcels including the building, asphalt parking lot, and overflow parking lot, which encompasses 168 marked spaces (6.67/ 1,000 SF)
- Strategically positioned in Northern Kentucky, approximately 15 minutes from the Cincinnati/ Northern Kentucky International Airport, with immediate access to I-71/75
- Excellent location and great accessibility for regional businesses searching for a centrally located office
- Extraordinary visibility from the interstate creating a unique opportunity for a high level of brand exposure to approximately 145,953 cars per day
- Sold as-is, completely furnished with desks, conference tables, chairs, computer equipment, printers, office supplies, etc and is ready for immediate occupancy
- Great opportunity for owner occupants wanting to grow their business or owner investors looking to occupy part of the space and lease out the rest

Lexington Office:
154 Patchen Drive, Suite 72
Lexington, Kentucky 40517

Briana Stiff (270) 315-0548 cell

URBAN GROUPE

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Lot Size:	Approximately 3.449 acres (Parcel numbers 061.00-00-124.08 & 061.00-00-124.07)
Building Size:	25,200 SF
Year Built:	1996
Property Type:	Office
Zoning:	C-2/PD/PO Commercial Two, Planned Development, Parkway Corridor Study Overlay Development
Utilities:	All Public

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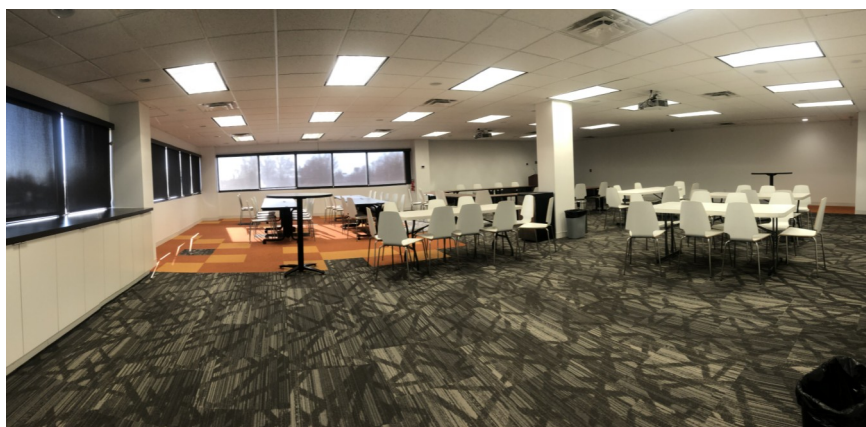
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The information contained herein is from sources believed, but not guaranteed to be reliable. Urban Groupe makes no representation or warranties regarding the property and you should conduct a careful, independent investigation of the property to determine its suitability for your use and investment.

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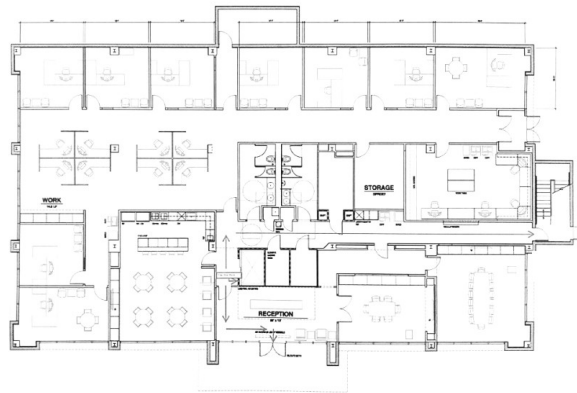
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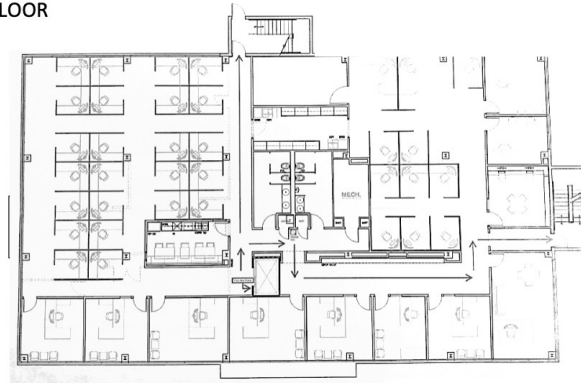
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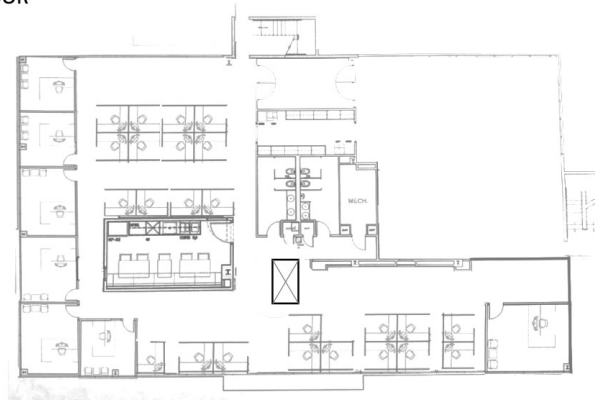
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



**PLEASE NOTE THIS PLAN IS FOR GENERAL LAYOUT PURPOSES ONLY AND IS NOT TO SCALE OR
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Area Information: The property is located in Northern Kentucky, approximately 15 minutes from the Cincinnati/ Northern Kentucky International Airport, with immediate access and visibility to I-71/75.

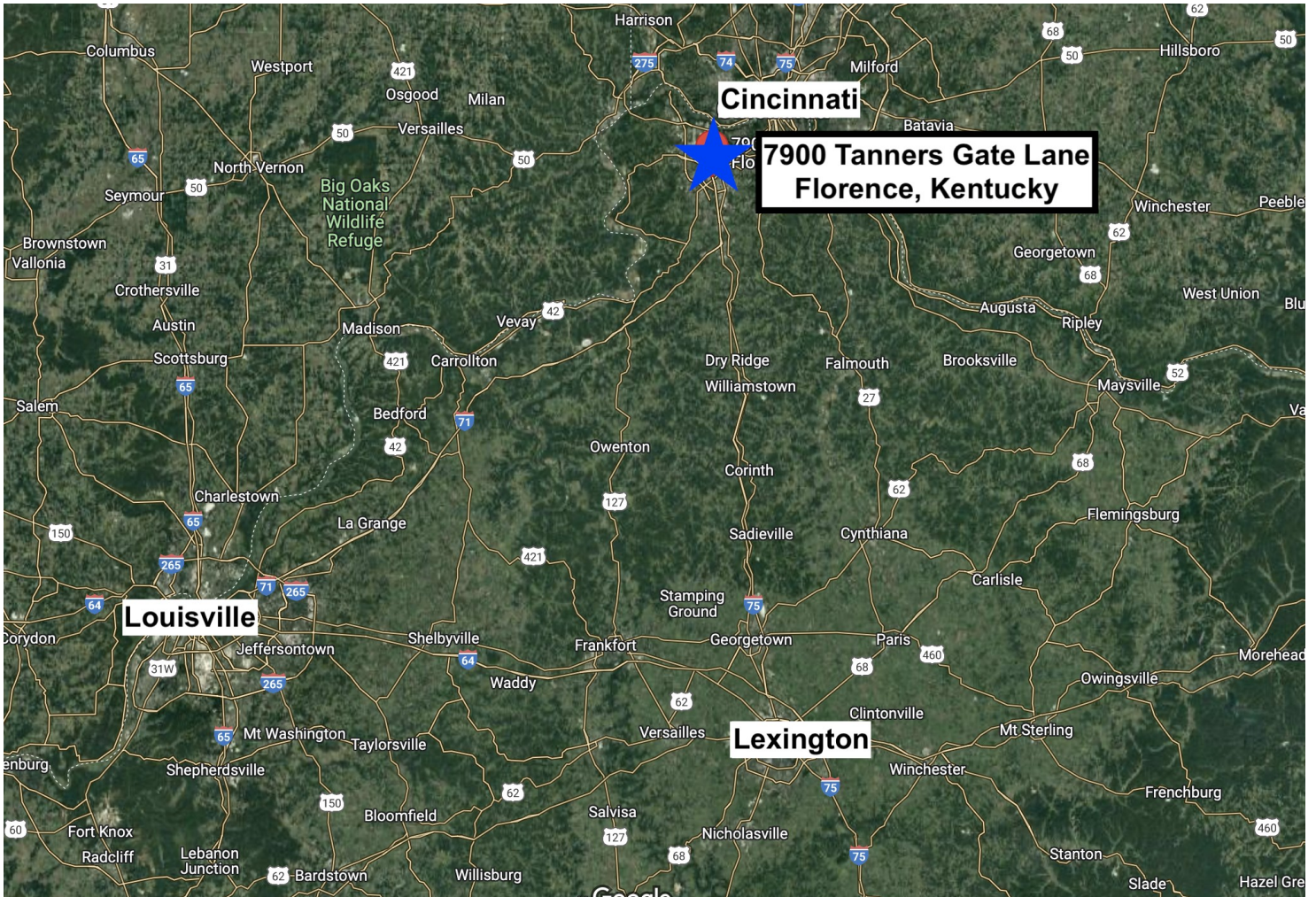
Florence is home to over 2,500 businesses including startups, advanced manufacturing plants, healthcare facilities, numerous corporate headquarters, and many retail and hospitality groups.

Traffic count on Interstate 71/75: Approximately 145,953 cars per day

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Regional Information: Florence is located in Northern Kentucky near the Kentucky/Ohio state line. It's part of the greater Cincinnati metropolitan area and is positioned within 150 miles of Louisville, Indianapolis, Dayton, and Columbus. The property sits just off the I-75 corridor making it a highly accessible location for many companies doing business within the region.

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IMPORTANT INFORMATION

SHOWING AND INSPECTION DATES FOR THE PROPERTY ARE:

April 5, 2022, 1PM to 4PM

April 20, 2022, 10AM to 1PM

May 3, 2022, 1PM to 4PM

Disclosure

Please note: This property is in receivership and is subject to Order(s) entered in that certain civil action Truist Bank v. Rebel Properties, LLC, et al., Case No. 20-cv-00161 and the information contained herein is believed to be true and accurate, provided, however, no representations or warranties of any kind are made hereby and the recipient hereof is relying exclusively on its own due diligence. Purchaser acknowledges that Receiver is selling the property pursuant to an order of Federal Court and otherwise in accordance with the requirements of applicable including, but not limited to, 28 U.S.C. §§ 2001 et seq., and the Receiver has had no involvement in the development, entitlement or contraction of the Premises. Notwithstanding anything to the contrary, herein contained, Purchaser expressly understands, acknowledges and agrees that the conveyance of the Property shall be made by the Receiver to Purchaser on an "as is, where is" basis, and "with all faults," and Purchaser acknowledges that Purchaser has agreed to buy the Property in its present condition and that Purchaser is relying solely on its own examination and inspections of the Property and not on any materials or information (including but not limited to any environmental reports, investigations, or assessments) furnished or statements or representations made, by Receiver or any agents or representatives of the Receiver, except as otherwise specifically set forth herein. Purchaser hereby acknowledges that, except as otherwise specified herein, Receiver makes no warranty or representation, express, or implied, or arising by operation of law, including but not in any way limited to, any warranty condition, habitability, merchantability, or fitness for a particular purpose of the Property or any portion thereof, or with respect to the economical, functional, environmental, or physical condition, compliance with all applicable laws, ordinances and regulation, or any other aspect, of or affecting the Property. As required by KREC regulations, let it be known that the Receiver, Mark Rubin, is also the licensed Broker for Urban Groupe, the listing company for the Property.