



**FOR LEASE** | **267,193 SF**  
**900 - 1000 TYRONE PIKE** | **VERSAILLES, KY**

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**PHOENIX**  
**LOGISTICS**

Strategic Real Estate. Applied Technology. Tailored Service.

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## PROPERTY HIGHLIGHTS



LOCATED ON  
HIGHWAY 60 WITH  
EASY ACCESS TO I-64



EXTENSIVE RAIL  
INFRASTRUCTURE



ENTIRE SITE IS  
FULLY FENCED &  
SECURED



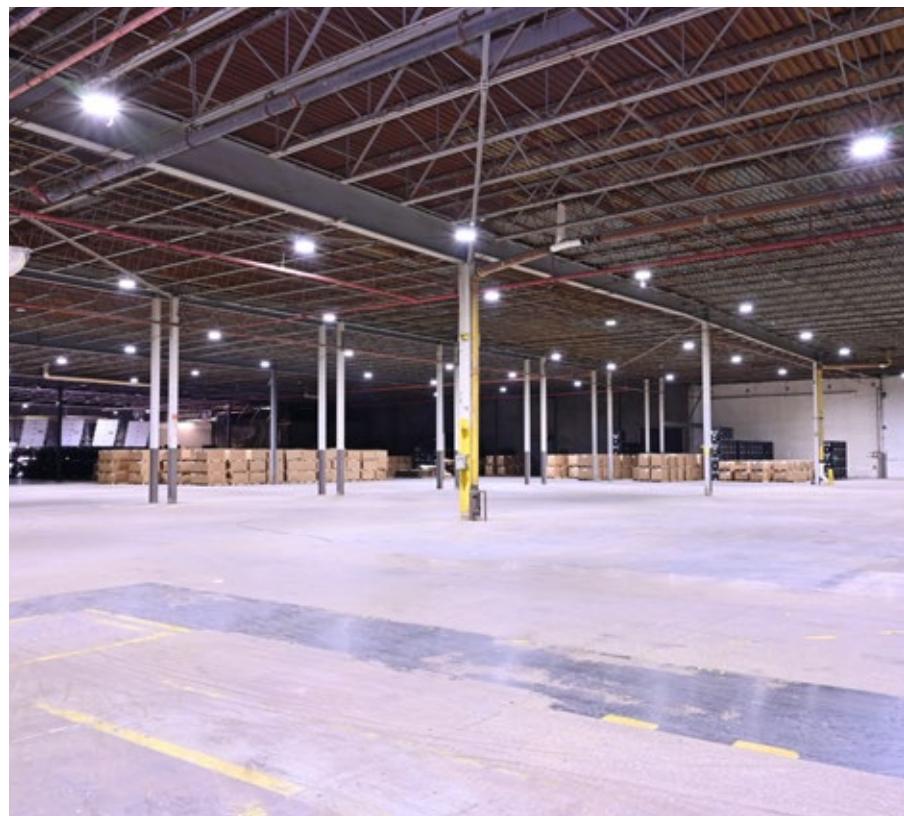
NEW DOCKS  
RECENTLY  
INSTALLED



# PROPERTY DETAILS

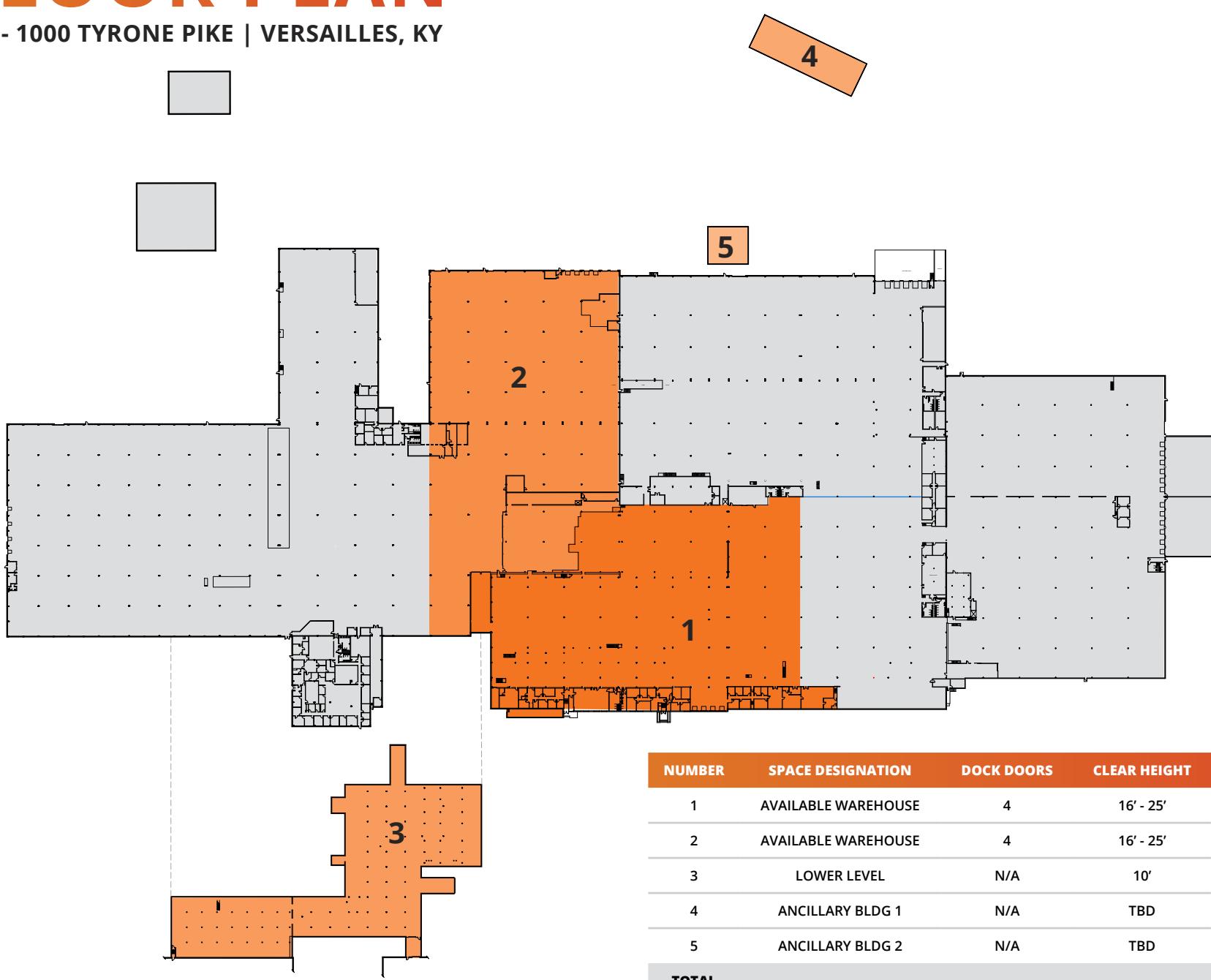
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AVAILABLE SPACE	267,193 SF
MINIMUM DIVISIBLE	2,713 SF
MAXIMUM CONTIGUOUS	207,593 SF
FLOORS	1
DOCK DOORS	8
DRIVE-IN DOORS	13
CLEAR HEIGHT	16' - 25'
ROOF	EPDM
WALLS	Metal & Masonry
FLOORS	6" Reinforced Concrete
YEAR BUILT	1964
YEAR RENOVATED	2011
FIRE SUPPRESSION	100% Wet
LIGHTING	LED
POWER	Heavy
PARKING	650 Surface Spaces
LAND AREA	59.82 Acres
ZONING	I-2: Heavy Industrial
PARCEL ID	19-0000-032-00   19-0000-032-DO02   19-0000-021-00
RAIL ACCESS	Yes
OPEX ESTIMATE	<b>\$0.92/SF</b>



# FLOOR PLAN

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NUMBER	SPACE DESIGNATION	DOCK DOORS	CLEAR HEIGHT	SQUARE FEET
1	AVAILABLE WAREHOUSE	4	16' - 25'	106,376 SF
2	AVAILABLE WAREHOUSE	4	16' - 25'	101,217 SF
3	LOWER LEVEL	N/A	10'	49,653 SF
4	ANCILLARY BLDG 1	N/A	TBD	7,234 SF
5	ANCILLARY BLDG 2	N/A	TBD	2,713 SF
<b>TOTAL</b>				<b>267,193 SF</b>

# LOCATION MAP

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