



**FOR LEASE**

**900 - 1000 TYRONE PIKE**

**267,193 SF**

**VERSAILLES, KY**

**ROBERT KRIEWALDT 920-915-9746 | ROBERT@PHOENIX3PL.COM**



**PHOENIX**  
**LOGISTICS**

*Strategic Real Estate. Applied Technology. Tailored Service.*

This document has been prepared by Phoenix Investors for advertising and general information only. Phoenix Investors 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.





## PROPERTY HIGHLIGHTS



**LOCATED ON  
HIGHWAY 60 WITH  
EASY ACCESS TO I-64**



**EXTENSIVE RAIL  
INFRASTRUCTURE**



**ENTIRE SITE IS  
FULLY FENCED &  
SECURED**



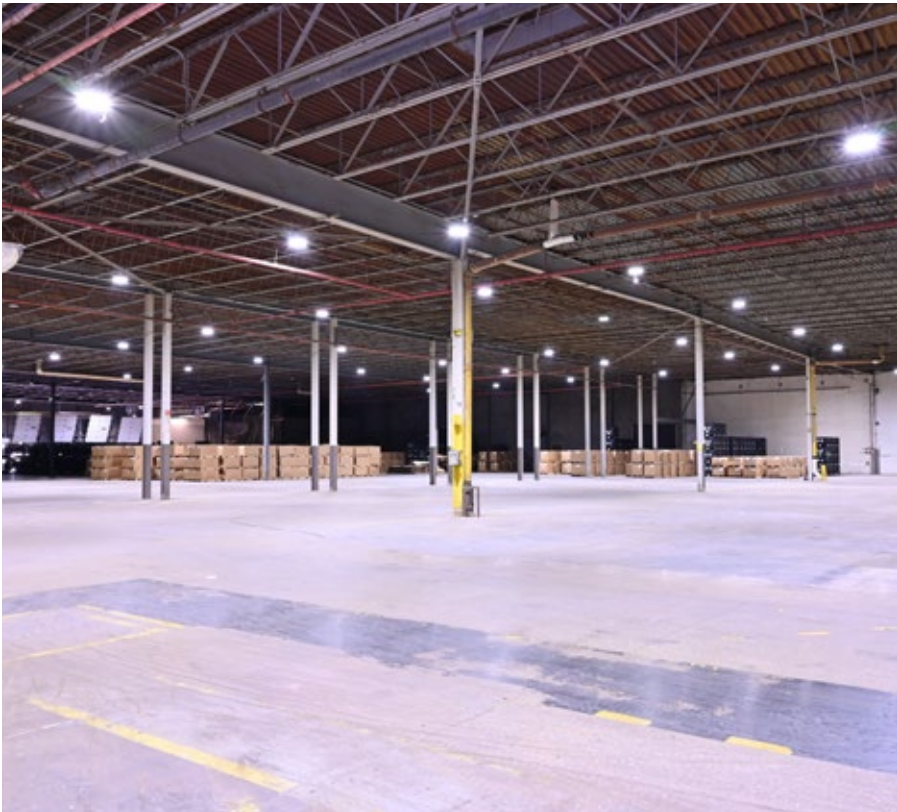
**NEW DOCKS  
RECENTLY  
INSTALLED**



# PROPERTY DETAILS

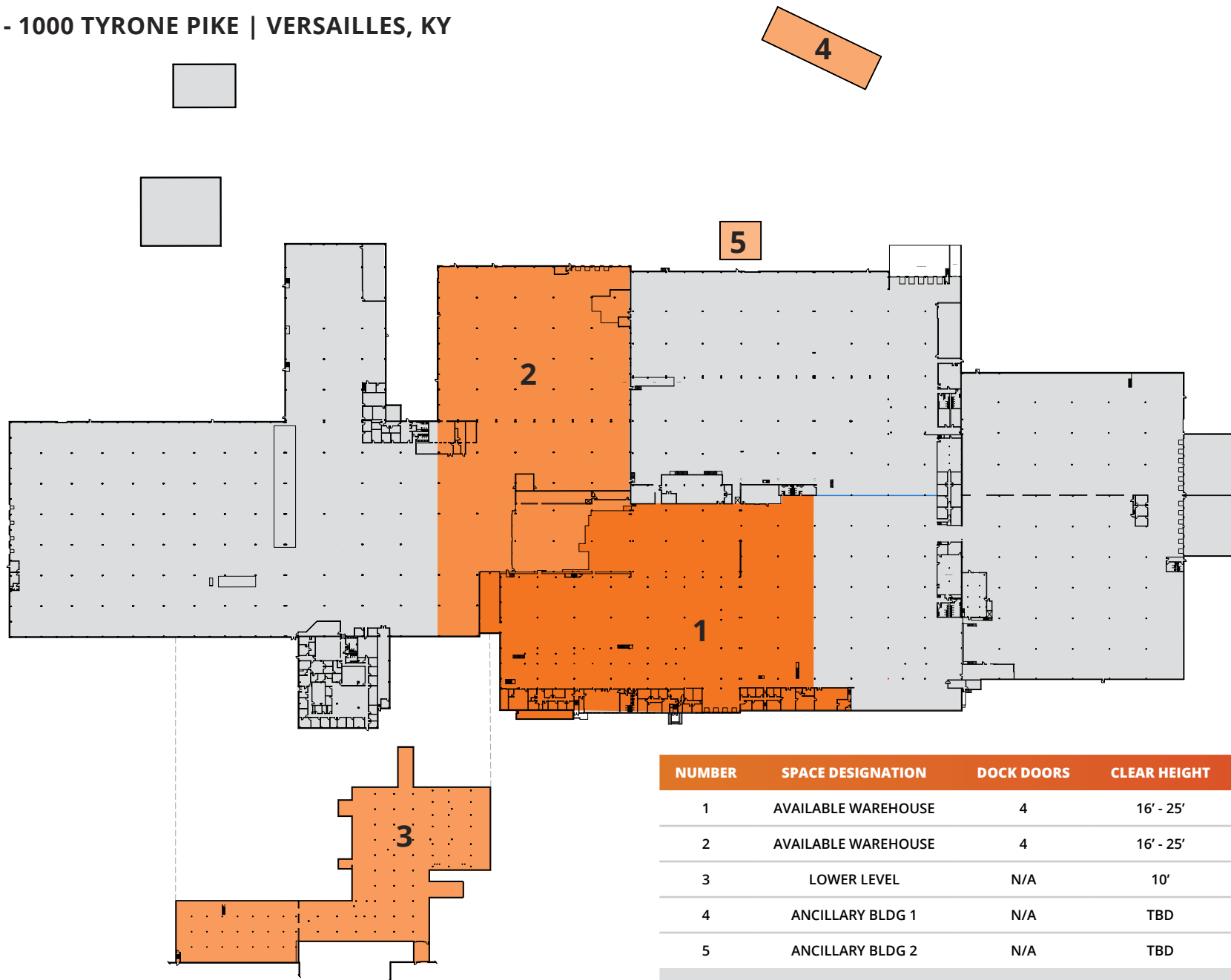
900 - 1000 TYRONE PIKE | VERSAILLES, KY

|                    |  |
|--------------------|--|
| 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      | \$0.92/SF  |



# FLOOR PLAN

900 - 1000 TYRONE PIKE | VERSAILLES, KY



| 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    |
| TOTAL  |                     |            |              | 267,193 SF  |



# LOCATION MAP

900 - 1000 TYRONE PIKE | VERSAILLES, KY

|              |           |
|--------------|-----------|
| LEXINGTON    | 27 MILES  |
| LOUISVILLE   | 94 MILES  |
| CINCINNATI   | 99 MILES  |
| COLUMBUS     | 206 MILES |
| INDIANAPOLIS | 209 MILES |

