



**FOR LEASE OR SALE**  
**1173 PROGRESS WAY**

**208,475 SF**  
**MAYSVILLE, KY**

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**PHOENIX**  
**LOGISTICS**

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

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# PROPERTY HIGHLIGHTS



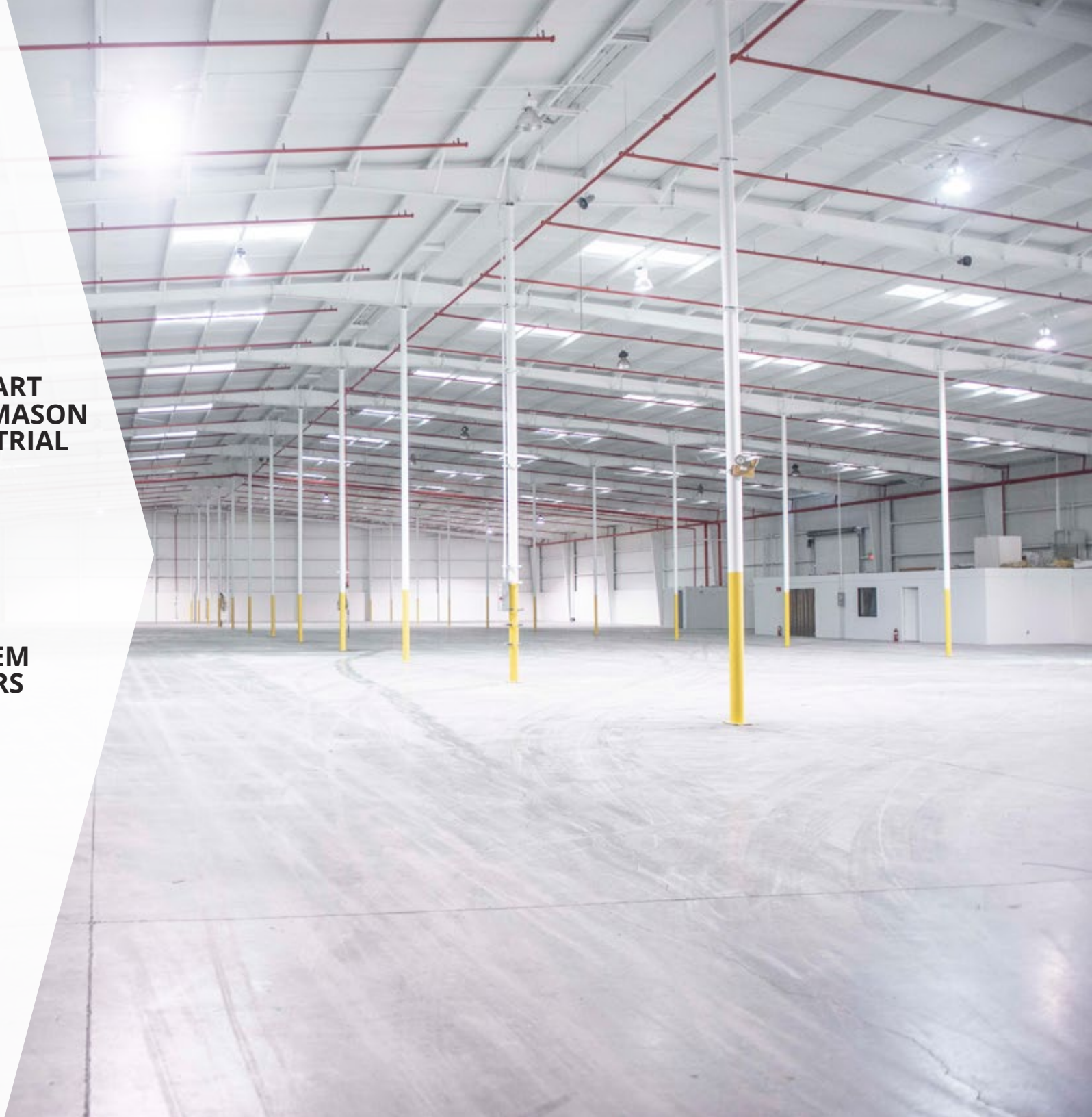
**LOCATED IN HEART  
OF MAYSVILLE-MASON  
COUNTY INDUSTRIAL  
DISTRICT**



**RENOVATED  
IN 2019**



**JIT ZONE FOR OEM  
MANUFACTURERS**



# PROPERTY DETAILS

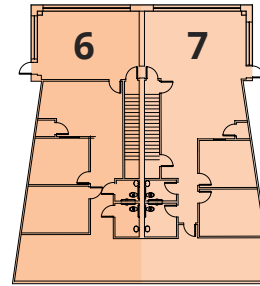
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AVAILABLE SPACE	208,475 SF
MINIMUM DIVISIBLE	35,453 SF
DOCK DOORS	22
DRIVE-IN DOORS	8
CLEAR HEIGHT	20' 8" - 29' 5"
COLUMN WIDTH/DEPTH	25' x 50'
ROOF	Galvanized
WALLS	Metal & Masonry
FLOORS	6" Reinforced Concrete
YEAR BUILT	1993
YEAR RENOVATED	2019
FIRE SUPPRESSION	100% Wet
LIGHTING	LED
POWER	Heavy
LAND AREA	22.46 Acres
ZONING	I-1A Light Industrial
PARCEL ID	042-00-00-020.00
<b>OPEX ESTIMATE</b>	<b>\$0.49/SF</b>

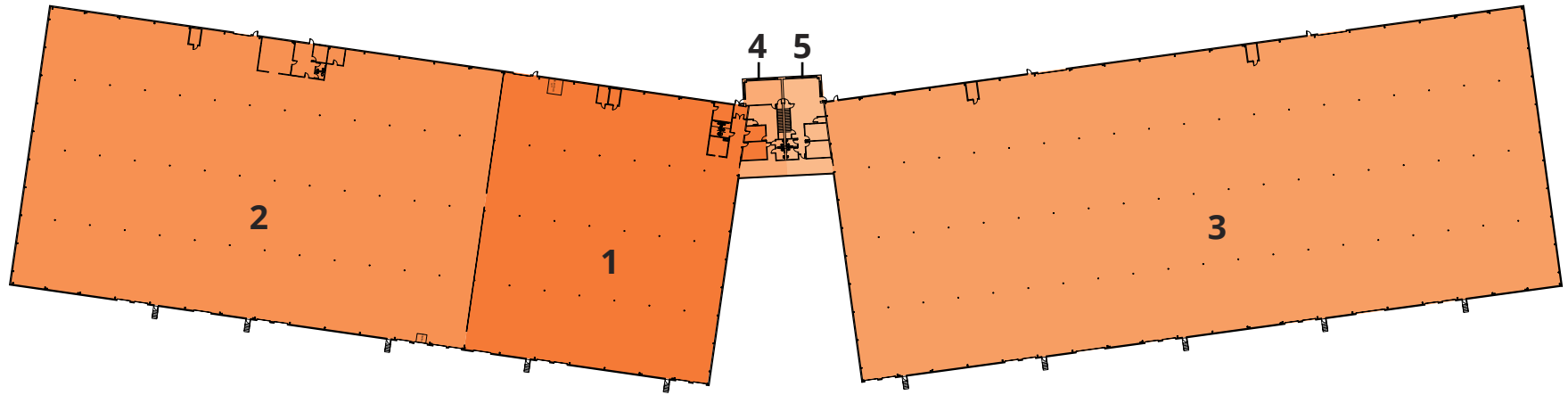


# FLOOR PLAN

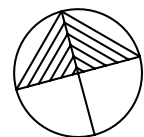
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SECOND FLOOR



NUMBER	SPACE DESIGNATION	DOCK DOORS	DRIVE-INS	SQUARE FEET
1	WAREHOUSE	4	2	35,453 SF
2	WAREHOUSE	8	2	64,965 SF
3	WAREHOUSE	10	4	100,225 SF
4	FIRST FLOOR OFFICE	N/A	N/A	1,641 SF
5	FIRST FLOOR OFFICE	N/A	N/A	2,130 SF
6	SECOND FLOOR OFFICE	N/A	N/A	2,022 SF
7	SECOND FLOOR OFFICE	N/A	N/A	2,039 SF
<b>TOTAL</b>				<b>208,475 SF</b>



# LOCATION MAP

1173 PROGRESS WAY | MAYSVILLE, KY

CINCINNATI, OH	58 MILES
DAYTON, OH	100 MILES
LOUISVILLE, KY	134 MILES
INDIANAPOLIS, IN	170 MILES

