



FOR LEASE

1711 S DANVILLE BYPASS

ROBERT KRIEWALDT 920-915-9746

46,376 SF

DANVILLE, KY

ROBERT@PHOENIX3PL.COM



**PHOENIX
LOGISTICS**

Strategic Real Estate. Applied Technology. Tailored Service.

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PROPERTY HIGHLIGHTS



**LAND FOR
EXPANSION**



**LOCATED IN
KENTUCKY
WORKFORCE BOARD
WORK-READY
COMMUNITY**



**EASY ACCESS
TO FIVE MAJOR
HIGHWAYS**



PROPERTY DETAILS

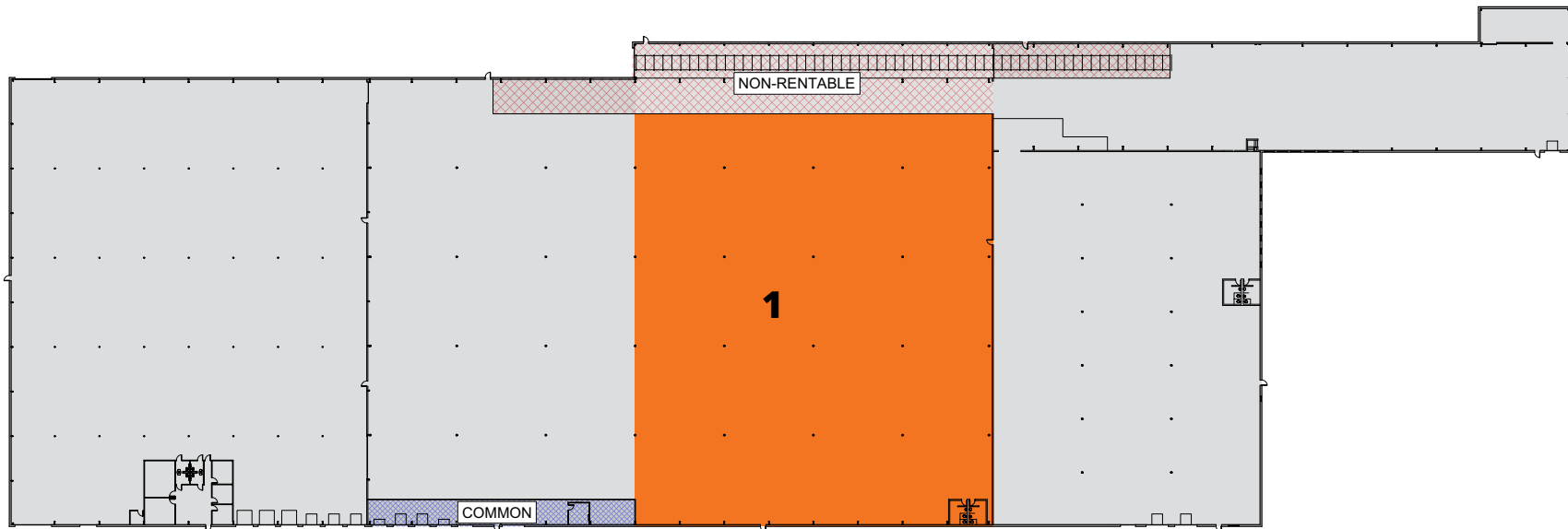
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AVAILABLE SPACE	46,376 SF
FLOORS	1
DOCK DOORS	5
DRIVE-IN DOORS	1
CLEAR HEIGHT	18'
COLUMN WIDTH/DEPTH	30' x 50'
ROOF	Galvanized
WALLS	Metal & Masonry
FLOORS	6" Reinforced Concrete
YEAR BUILT	1970 - 1998
FIRE SUPPRESSION	100% Wet Sprinklered
LIGHTING	LED
POWER	Heavy Power Throughout
LAND AREA	17.086 Acres
ZONING	IBD: Industrial Business District
OPEX ESTIMATE	\$0.60/SF

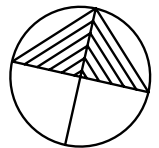


FLOOR PLAN

1711 S DANVILLE BYPASS | DANVILLE, KY



NUMBER	COLUMN SPACING	DOCKS	CLEAR HEIGHT	SQUARE FEET
1	30' x 50'	5	18'	46,376 SF
TOTAL				46,376 SF



LOCATION MAP

1711 S DANVILLE BYPASS | DANVILLE, KY

DANVILLE-BOYLE AIRPORT	5 MILES
I-75	30 MILES
BLUE GRASS AIRPORT	35 MILES
LEXINGTON	40 MILES
LOUISVILLE	80 MILES
CINCINNATI	130 MILES

