



FOR LEASE | **1,213,560 SF**
4747 WESTERN AVE | **CONNERSVILLE, IN**

PATRICK DEDERING | 414-376-6933 | PATRICK@PHOENIXINVESTORS.COM



PHOENIX
INVESTORS

Opportunity. Execution. Value Creation.

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



12 MILES FROM I-70



**DSL, CABLE, & BUILDING
HAS NETWORK DROPS IN
PLACE**



**RAINWATER CATCH BASIN
SECONDARY RETENTION**



**IDEAL FOR LOGISTICS &
MANUFACTURING**



**UNDER RENOVATION:
INCLUDES PAINT,
LIGHTS, ROOF, AND
DOCKS**



**ACTIVE RAIL SPUR
ON SITE**



PROPERTY DETAILS

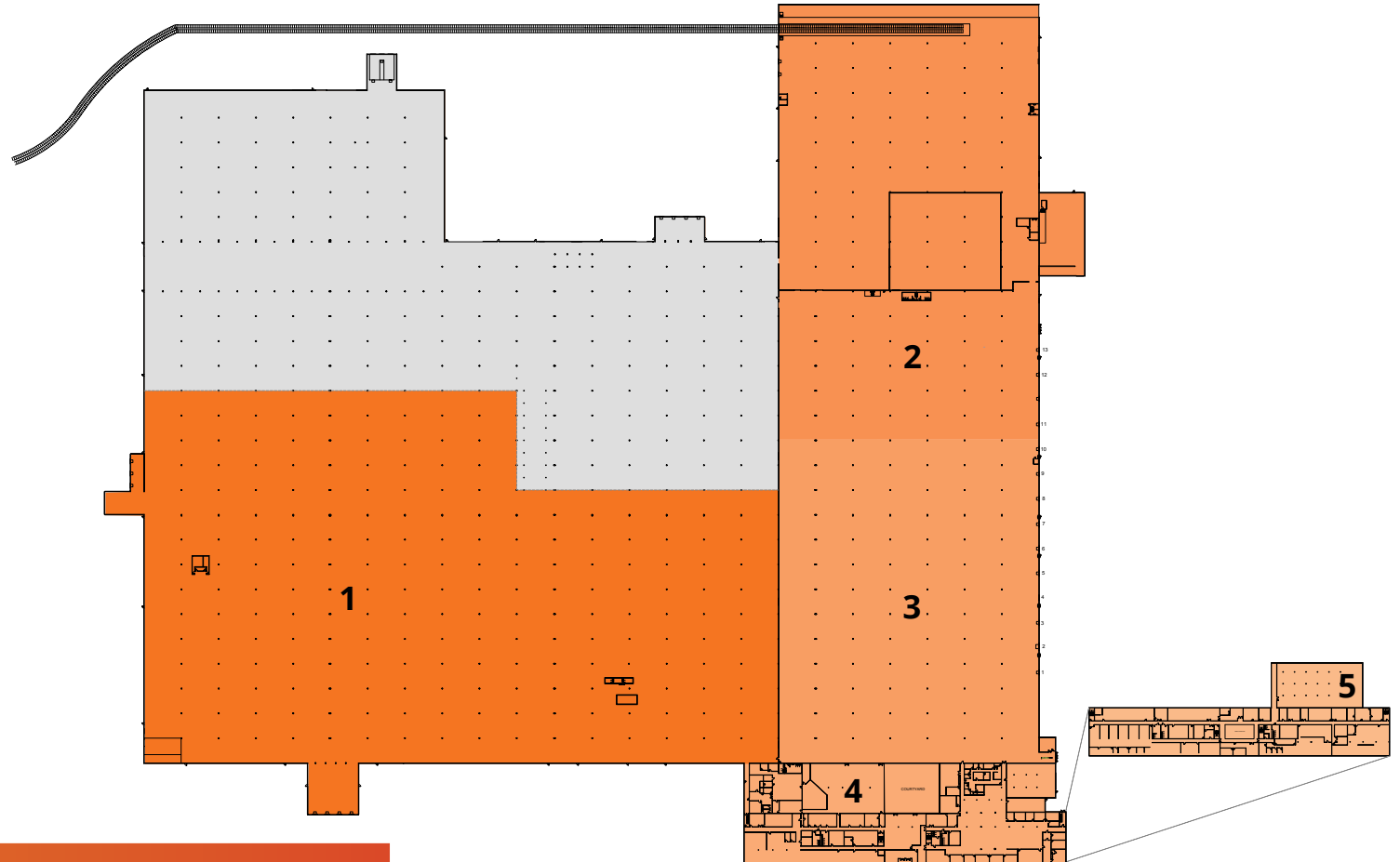
4747 WESTERN AVE | CONNERSVILLE, IN

AVAILABLE SPACE	1,213,560 SF
MINIMUM DIVISIBLE	100,000 SF
WAREHOUSE SPACE	1,082,454 SF
OFFICE SPACE	131,106 SF
FLOORS	2
ELEVATORS	3
DOCK DOORS	25
DRIVE-IN DOORS	15 Doors with Grade Access to Plant Floor
CLEAR HEIGHT	30' Main Plant, 42' - 44' High Bay
COLUMN WIDTH/DEPTH	60' x 40'
ROOF	Flat Roof, Membrane Cover
WALLS	8' - 10' of Concrete Followed by Corrugated 3" Insulated Metal Siding
FLOORS	6" - 8" Reinforced Concrete
YEAR BUILT	1953 - 1989
FIRE SUPPRESSION	Wet
LIGHTING	LED (In Process of Upgrade)
POWER	480, 240 3-phase, 4160 Volt Max Capacity down to 110 Volt Single-Phase
PARKING	2,600 Spaces Ability to Park up to 7,000 Cars
LAND AREA	184 Acres
ZONING	I-1: Light Industrial
PARCEL ID	21-05-01-300.003.000-008 21-05-01-300-002.000-008 21-05-01-300-008.000-008 21-05-02-400-003.000-008
RAIL ACCESS	On Site
OPEX ESTIMATE	\$0.60/SF



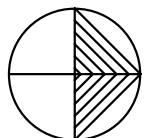
FLOOR PLAN

4747 WESTERN AVE | CONNERSVILLE, IN



NUMBER	SPACE DESIGNATION	SQUARE FEET
1	AVAILABLE WAREHOUSE	557,571 SF
2	AVAILABLE WAREHOUSE	305,215 SF
3	AVAILABLE WAREHOUSE	219,668 SF
4	AVAILABLE FIRST-FLOOR OFFICE	75,364 SF
5	AVAILABLE SECOND-FLOOR OFFICE	55,742 SF
TOTAL		1,213,560 SF

[VIEW A VIDEO OF THIS PROPERTY](#)



LOCATION MAP

4747 WESTERN AVE | CONNERSVILLE, IN

CINCINNATI	62 MILES
INDIANAPOLIS	68 MILES
DAYTON	73 MILES
LOUISVILLE	131 MILES

