



FOR LEASE | **76,442 SF**
1506 - 1516 INDUSTRIAL PARK DR | **MAYSVILLE, KY**

ANTHONY CRIVELLO | 414-982-4810 | ANTHONY@PHOENIXINVESTORS.COM
LUKE HERDER | 414-244-9575 | LHERDER@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



**LOCATED ON
HIGHWAY AA**



**HIGH-QUALITY
LIGHT INDUSTRIAL/
MANUFACTURING
FACILITY**



**ADDITIONAL LAND
FOR EXPANSION**



PROPERTY DETAILS

1506 - 1516 INDUSTRIAL PARK DR | MAYSVILLE, KY

AVAILABLE SPACE	76,442 SF
CLEAR HEIGHT	21' - 30'
COLUMN SPACING	25' x 50'
ROOF	Galvanized
WALLS	Pre-engineered & Masonry
FLOORS	6" Reinforced Concrete
YEAR BUILT	1993
FIRE SUPPRESSION	100% Dry Sprinklered
POWER	4-phase 200 Amps
PARKING	230 Surface Spaces
ZONING	I-1A Light Industrial
PARCEL ID	042-00-00-018.00



FLOOR PLAN

1506 - 1516 INDUSTRIAL PARK DR | MAYSVILLE, KY



NUMBER	SPACE DESIGNATION	SQUARE FEET
1	AVAILABLE WAREHOUSE	20,011 SF
2	AVAILABLE WAREHOUSE	20,019 SF
3	AVAILABLE WAREHOUSE	20,965 SF
4	AVAILABLE WAREHOUSE	15,447 SF
TOTAL		76,442 SF

[VIEW A VIDEO OF THIS PROPERTY](#)



LOCATION MAP

1506 - 1516 INDUSTRIAL PARK DR | MAYSVILLE, KY

I-64	40 MILES
CINCINNATI	58 MILES
LEXINGTON	62 MILES
LOUISVILLE	134 MILES

