



**FOR LEASE**  
**4747 WESTERN AVE**

**1,213,560 SF**  
**CONNERSVILLE, IN**

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



**PHOENIX**  
**INVESTORS**

*Opportunity. Execution. Value Creation.*

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## PROPERTY HIGHLIGHTS



**12 MILES FROM 1-70**



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



**RAINWATER CATCH BASIN  
SECONDARY RETENTION**



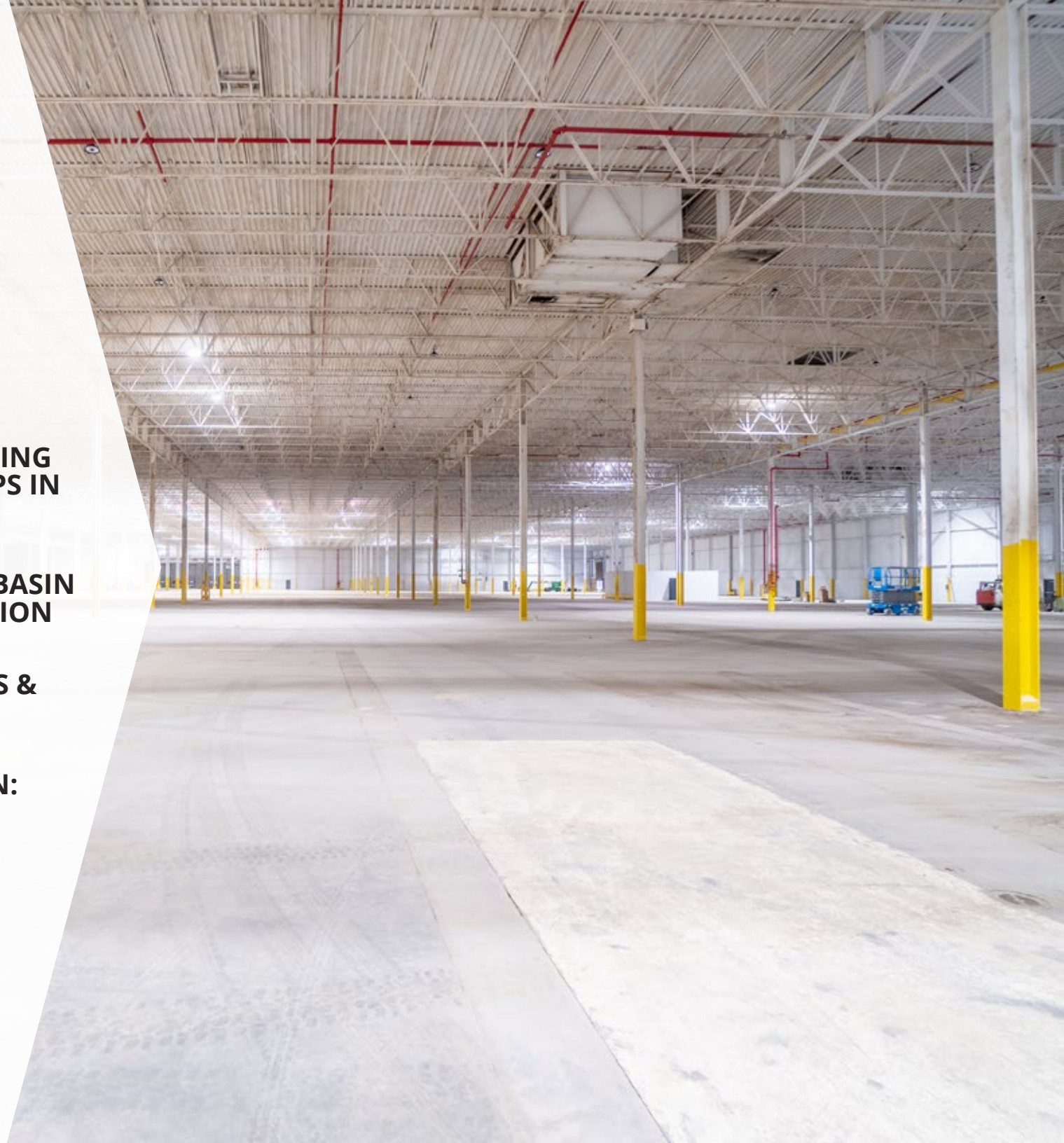
**IDEAL FOR LOGISTICS &  
MANUFACTURING**



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



**ACTIVE RAIL SPUR  
ON SITE**



# PROPERTY DETAILS

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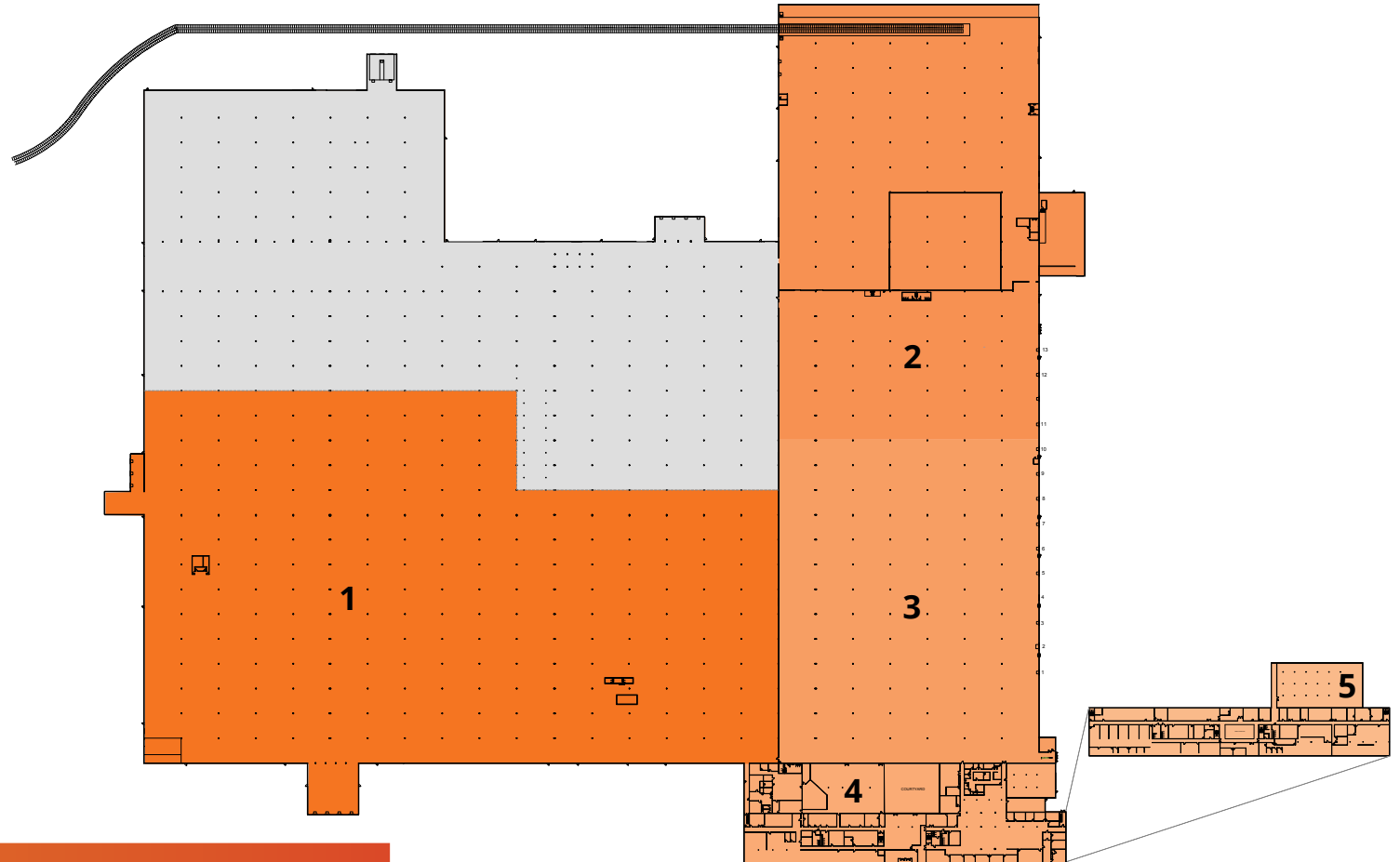
AVAILABLE SPACE	1,213,560 SF
MINIMUM DIVISIBLE	100,000 SF
WAREHOUSE SPACE	1,082,454 SF
OFFICE SPACE	131,106 SF
FLOORS	2
ELEVATORS	3
DOCK DOORS	25
DRIVE-IN DOORS	15 Doors with Grade Access to Plant Floor
CLEAR HEIGHT	30' Main Plant, 42' - 44' High Bay
COLUMN WIDTH/DEPTH	60' x 40'
ROOF	Flat Roof, Membrane 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





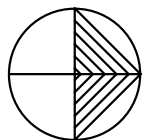
# FLOOR PLAN

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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

