



FOR LEASE
1070 HIGHWAY 356

190,000 SF
CYNTHIANA, KY

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PHOENIX
INVESTORS

Opportunity. Execution. Value Creation.

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PROPERTY DETAILS

1070 HIGHWAY 356 | CYNTHIANA, KY

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|------------------|---------------------|
| AVAILABLE SPACE | +/-190,000 SF |
| WAREHOUSE SPACE | +/-180,000 SF |
| OFFICE SPACE | +/- 10,000 |
| DOCK DOORS | 4 |
| DRIVE-IN DOORS | 15 |
| CLEAR HEIGHT | 15' - 20' |
| LAND AREA | 16.18 Acres |
| YEAR BUILT | 1971 |
| FIRE SUPPRESSION | Wet |
| POWER | 480v |
| ZONING | Commercial |
| PARCEL ID | 089-3000-001-00-000 |



PROPERTY HIGHLIGHTS



6 MILLION GPD OF WATER AVAILABLE



APPROX. 16 MILES TO I-75



AMPLE CAR & TRAILER PARKING



NEW ROOF

LOCATION MAP

1070 HIGHWAY 356 | CYNTHIANA, KY

| | |
|------------------|-----------|
| I-75 | 16 MILES |
| LEXINGTON, KY | 30 MILES |
| CINCINNATI, OH | 58 MILES |
| LOUISVILLE, KY | 94 MILES |
| INDIANAPOLIS, IN | 172 MILES |

