



# AVAILABLE FOR LEASE

OFFICE | MANUFACTURING | WAREHOUSE  
1506-1516 INDUSTRIAL PARK DR | MAYSVILLE, KY | 41056



1506-1516 Industrial Park Dr. | Maysville, Kentucky | 123,280± SF



## PHOENIX INVESTORS

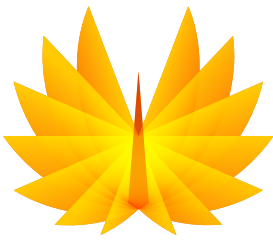
*Opportunity. Execution. Value Creation.*

Owned and managed by:  
Phoenix Investors, LLC  
401 E Kilbourn Avenue, Suite 201  
Milwaukee, WI 53202

Jason Lennartz  
414-312-6633  
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### FEATURES

- Located on Highway AA
- High-Quality Light Industrial/Manufacturing Facility
- Additional Land For Expansion



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## PROPERTY DETAILS

Building Size:	123,280 SF Manufacturing/ Warehouse: 117,550 SF Office: 4,820 SF
Available Space:	57,999 SF
Land Area:	50.71 Acres
Minimum Divisible:	15,447 SF
Maximum Contiguous:	42,552 SF
Loading:	20 Exterior dock doors   4 Drive-in doors
Construction:	Floor: 6" Reinforced concrete Roof: Galvanized Walls: Pre-engineered metal and masonry
Year Built:	1993
Ceiling Height:	21-30'
Column Spacing:	25x50'
Power:	4-phase   200 amp
Fire Safety:	100% Dry sprinklered
Parking:	230 Surface spaces
Zoned:	I-1A Light Industrial
Parcel ID:	042-00-00-018.00



FOR COMPLETE INFORMATION CONTACT:  
✉ JLENNARTZ@PHOENIXINVESTORS.COM | ☎ 414.312.6633  
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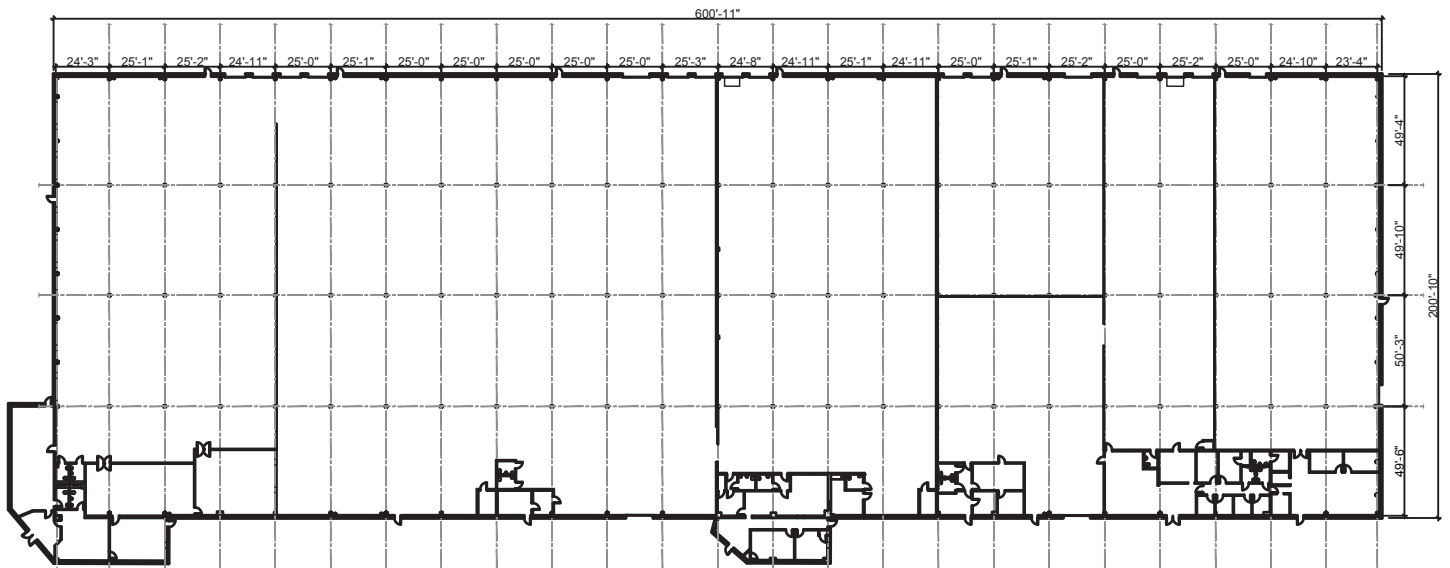
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## SITE PLAN

### BUILDING INFORMATION

SQUARE FEET	CLEAR HEIGHT	COLUMN SPACING
129,971 SQFT	DECK: 23.50' - 32.00' CLEAR: 21.00' - 29.50'	25' X 50'



1 OVERALL FLOOR PLAN  
SCALE: 1"=25'

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## ADDITIONAL INFORMATION

Location: Cincinnati: 58 miles  
Lexington: 62 miles  
Louisville: 134 miles

Transportation: I-64: 40 miles  
Fleming-Mason Airport: 10 miles

Major Employers: Mitsubishi Electric Automotive America Inc  
Green Tokia Co. Ltd.  
Crouse Corporation



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