

INDUSTRIAL PROPERTY FOR SALE

PARKER ROAD WAREHOUSES

704-706 PARKER ROAD, MAYSVILLE, KY 41056



OFFERING SUMMARY

Sale Price:	\$725,000
Available SF:	23,220 - 46,440 SF
Lot Size:	10.0 Acres
Building Size:	46,440 SF
Zoning:	I-1B
Market:	Maysville, KY
Submarket:	Maysville, KY
Price / SF:	\$15.61

PROPERTY OVERVIEW

Property available for sale. Excellent property for a user with storage needs with over 23,000 SF of space in two large warehouse buildings on a 10+ acre site near the AA Highway. Easy access to major markets including Cincinnati, OH and Lexington, KY.

PROPERTY HIGHLIGHTS

- Excellent location for warehouse/distribution near AA Highway between Cincinnati, OH, Lexington, KY, and Huntington, WV.
- Significant additional site area for outdoor storage or space to construct new buildings.
- Opportunity for owner occupant to purchase warehouse space at a fraction of the cost of similar warehouse space in a more suburban location.
- Owner will lease for \$3 per square foot annually with modified gross terms with a 3 year minimum lease. Will consider leasing one building or both buildings together.

ERIC FEGAN, CCIM, MAI

859.512.2969

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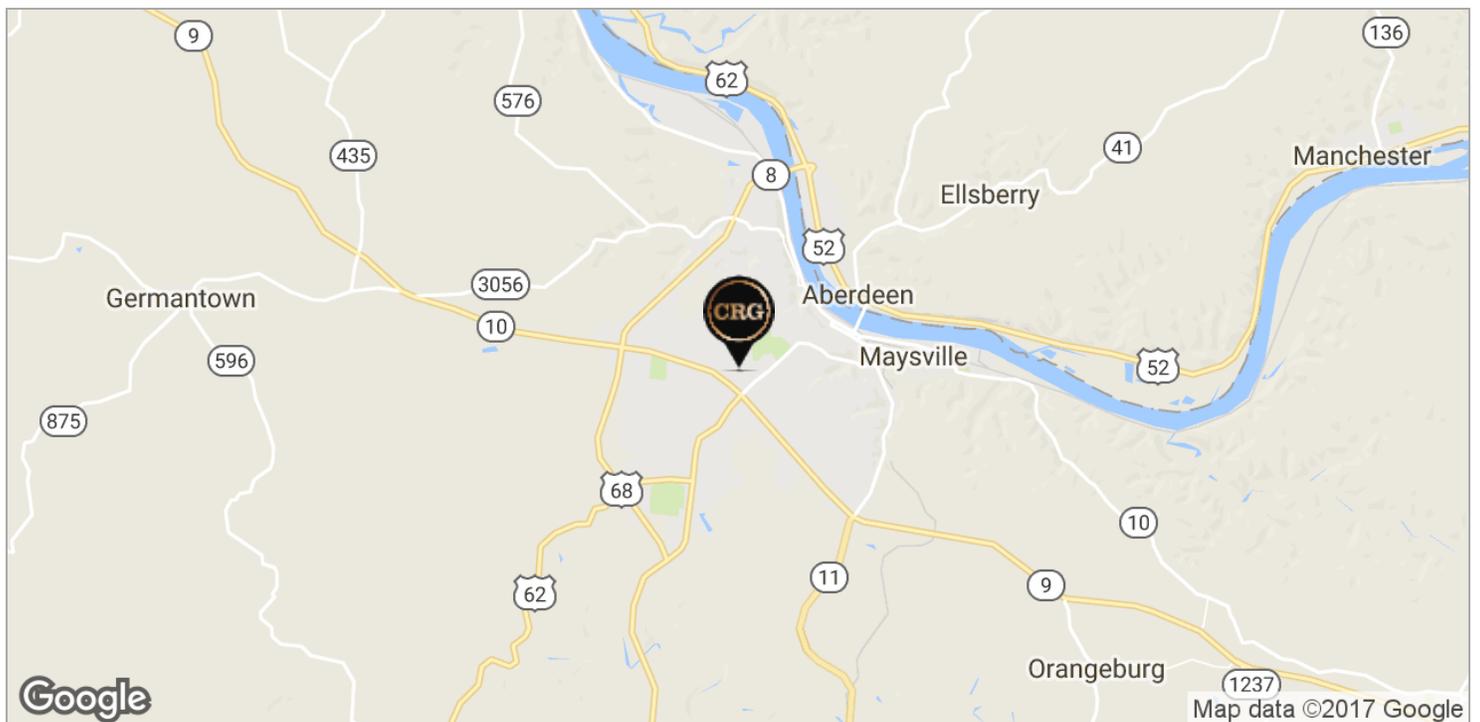
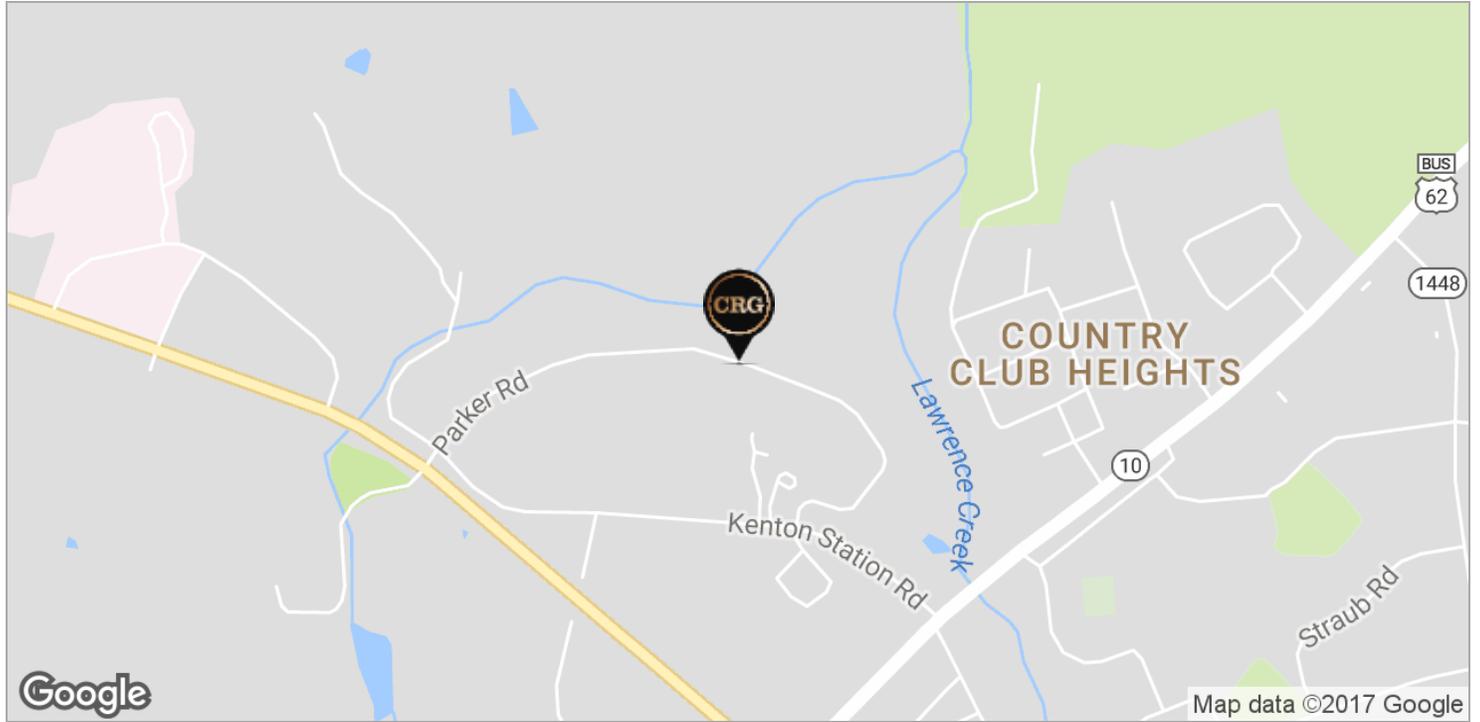
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