AVAILABLE FOR LEASE

INDUSTRIAL | MANUFACTURING | WAREHOUSE | OFFICE
1173 PROGRESS WAY | MAYSVILLE, WI | 41056

1173 Progress Way | Maysville, Kentucky | 207,500± SF
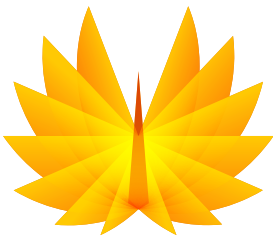
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Owned and managed by:
Phoenix Investors, LLC
401 E Kilbourn Avenue, Suite 201
Milwaukee, WI 53202

Jason Lennartz
414-312-6633
jlennartz@phoenixinvestors.com

SPACE FEATURES

- Located in heart of Maysville-Mason County Industrial District
- Room for expansion
- Renovated in 2018
- JIT Zone for OEM manufacturers

PROPERTY DETAILS

Building Size:	207,500 SF
Available Space:	167,460 SF
Minimum Divisible:	20,000 SF
Max Contiguous:	167,460 SF
Construction:	Floor: 6" Reinforced Concrete Roof: Galvanized Walls: Metal and Masonry
Year Built:	1993	Renovated 2019
Ceiling Height:	24' - 30'
Column Spacing:	25' x 50'
Power:	Heavy
Fire Suppression:	100% wet
Lighting:	T8
Parking:	176 surface spaces
Zoning:	I-1A Light Industrial
Parcel ID:	042-00-00-020.00
Land Area:	22.46 acres
Drive Ins:	4
Docks:	10
OpEx 2020:	**$0.28**

FOR COMPLETE INFORMATION CONTACT:
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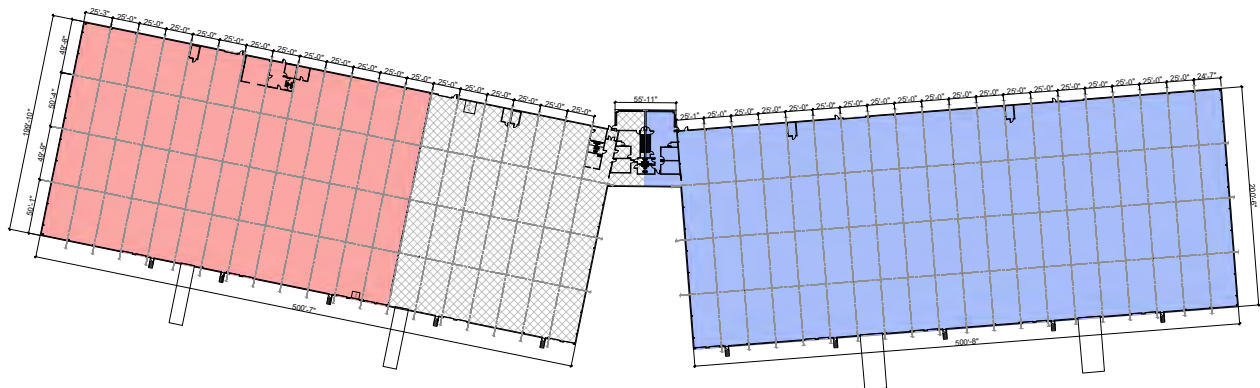INVESTORS
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SITE PLAN

1 OVERALL SITE PLAN
SCALE: N.T.S.

BUILDING BREAKDOWN				
HATCH	SPACE DESIGNATION	COLUMN SPACING	CLEAR HEIGHT	SQUARE FEET
	VACANCY 1	25' X 50'	20'-10" - 29'-6"	64,965 SQFT
	VACANCY 2	25' X 50'	20'-10" - 29'-6"	102,495 SQFT
	EXISTING TENANT	N/A	N/A	N/A

2 OVERALL FLOOR PLAN
SCALE: 1" = 40'

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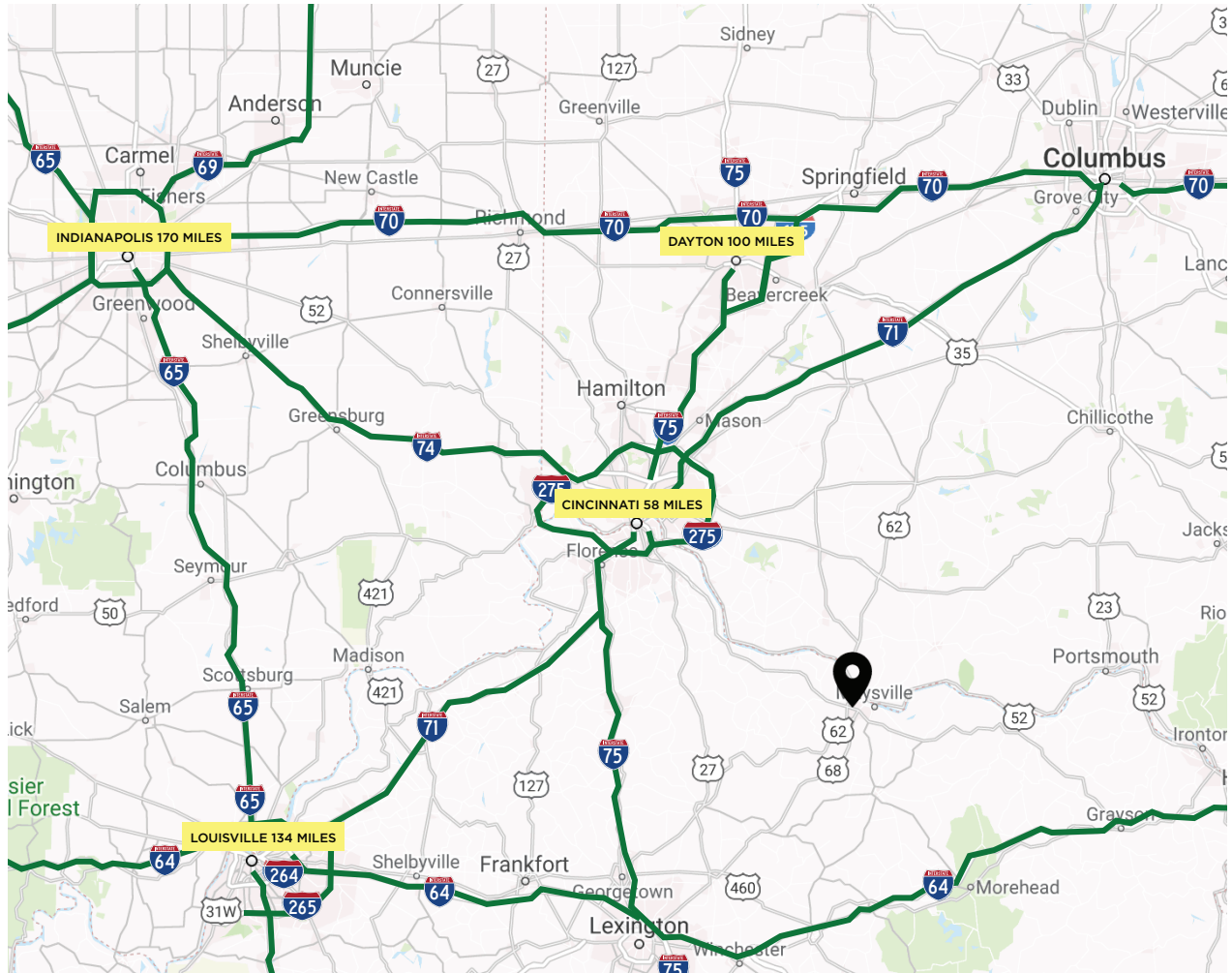
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LOCATION MAP

INDIANAPOLIS 170 MILES

DAYTON 100 MILES

CINCINNATI 58 MILES

LOUISVILLE 134 MILES

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