



FOR LEASE OR SALE | **208,475 SF**
1173 PROGRESS WAY | **MAYSVILLE, KY**

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PROPERTY HIGHLIGHTS



**LOCATED IN HEART
OF MAYSVILLE-MASON
COUNTY INDUSTRIAL
DISTRICT**



**RENOVATED
IN 2019**



**JIT ZONE FOR OEM
MANUFACTURERS**



PROPERTY DETAILS

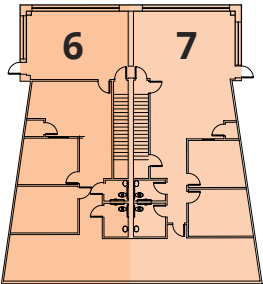
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AVAILABLE SPACE	208,475 SF
MINIMUM DIVISIBLE	35,453 SF
DOCK DOORS	22
DRIVE-IN DOORS	8
CLEAR HEIGHT	20' 8" - 29' 5"
COLUMN WIDTH/DEPTH	25' x 50'
ROOF	Galvanized
WALLS	Metal & Masonry
FLOORS	6" Reinforced Concrete
YEAR BUILT	1993
YEAR RENOVATED	2019
FIRE SUPPRESSION	100% Wet
LIGHTING	LED
POWER	Heavy
LAND AREA	22.46 Acres
ZONING	I-1A Light Industrial
PARCEL ID	042-00-00-020.00
OPEX ESTIMATE	\$0.49/SF

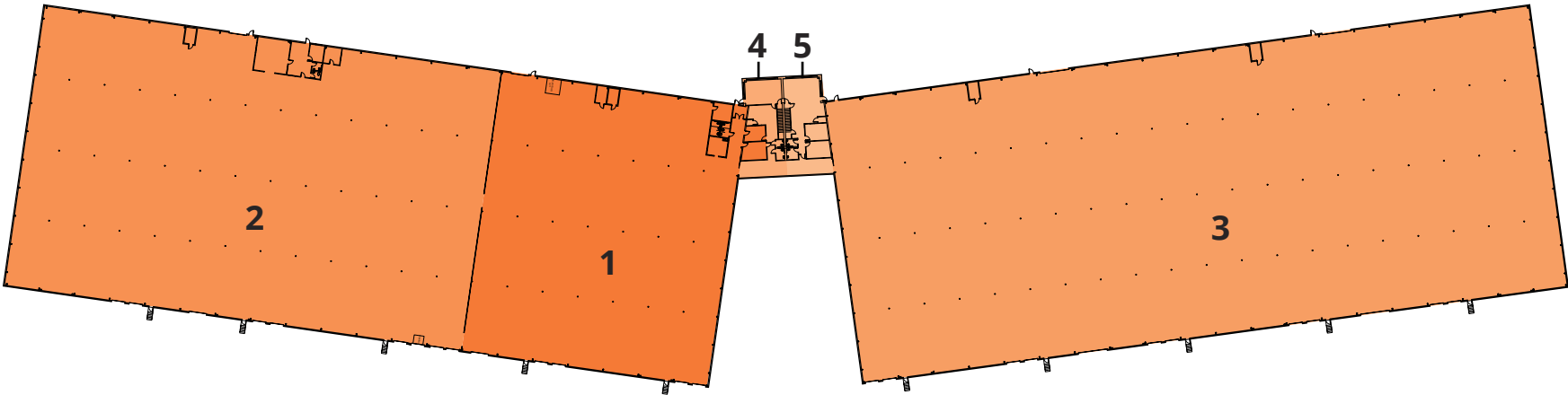


FLOOR PLAN

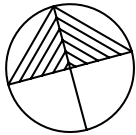
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SECOND FLOOR



NUMBER	SPACE DESIGNATION	SQUARE FEET
1	AVAILABLE WAREHOUSE	35,453 SF
2	AVAILABLE WAREHOUSE	64,965 SF
3	AVAILABLE WAREHOUSE	100,225 SF
4	AVAILABLE FIRST FLOOR OFFICE	1,641 SF
5	AVAILABLE FIRST FLOOR OFFICE	2,130 SF
6	AVAILABLE SECOND FLOOR OFFICE	2,022 SF
7	AVAILABLE SECOND FLOOR OFFICE	2,039 SF
TOTAL		208,475 SF



LOCATION MAP

1173 PROGRESS WAY | MAYSVILLE, KY

CINCINNATI	58 MILES
DAYTON	100 MILES
LOUISVILLE	134 MILES
INDIANAPOLIS	170 MILES

