



FOR LEASE
900 - 1000 TYRONE PIKE

165,967 SF
VERSAILLES, KY



PHOENIX
INVESTORS
Opportunity. Execution. Value Creation.

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PROPERTY HIGHLIGHTS



**LOCATED ON
HIGHWAY 60 WITH
EASY ACCESS TO I-64**



**EXTENSIVE RAIL
INFRASTRUCTURE**



**ENTIRE SITE IS
FULLY FENCED &
SECURED**



**NEW DOCKS
RECENTLY
INSTALLED**



PROPERTY DETAILS

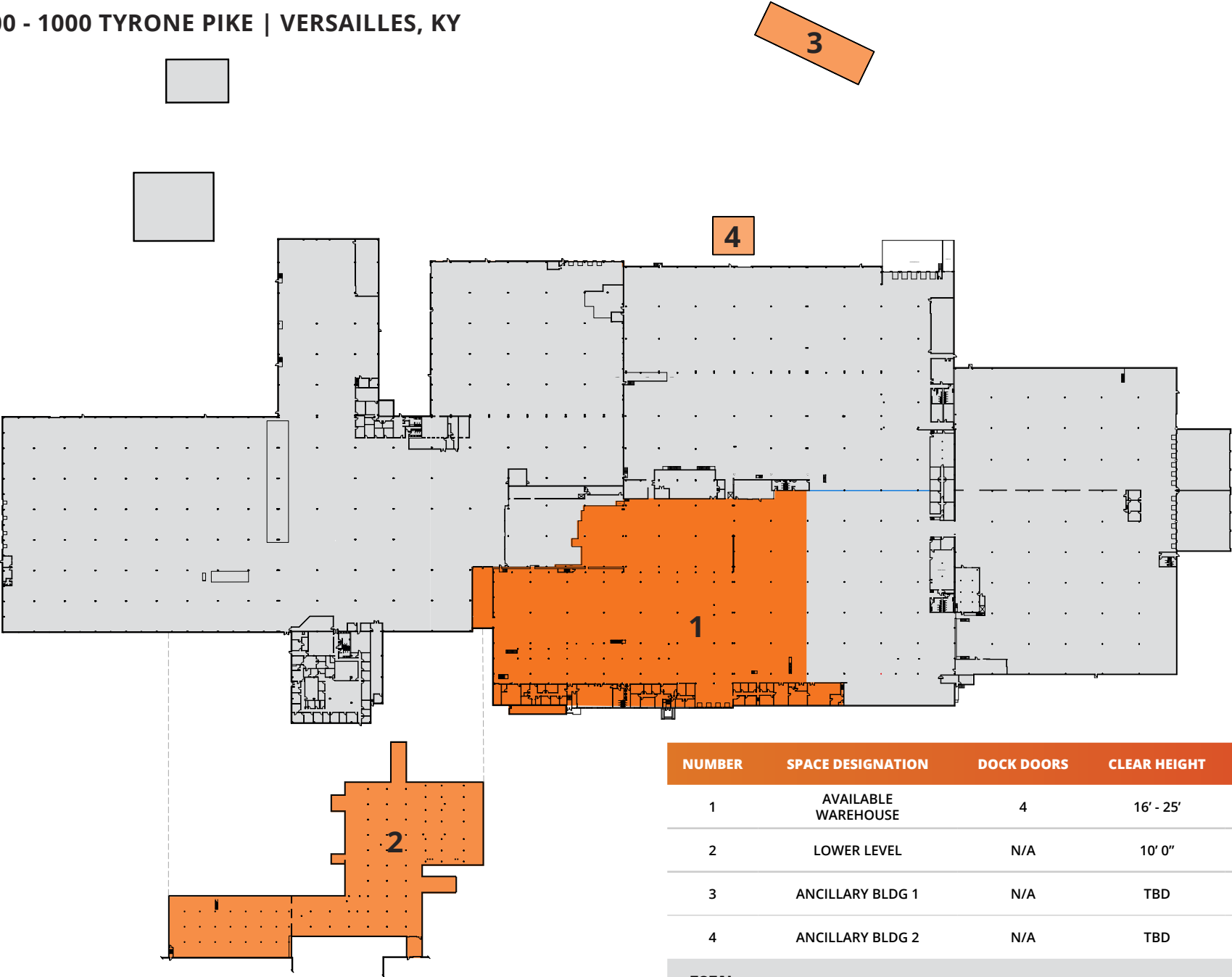
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AVAILABLE SPACE	165,967 SF
MINIMUM DIVISIBLE	2,713 SF
FLOORS	1
DOCK DOORS	4
DRIVE-IN DOORS	13
CLEAR HEIGHT	16' - 33'
ROOF	EPDM
WALLS	Metal & Masonry
FLOORS	6" Reinforced Concrete
YEAR BUILT	1964
YEAR RENOVATED	2011
FIRE SUPPRESSION	100% Wet
LIGHTING	LED
POWER	Heavy
PARKING	650 Surface Spaces
LAND AREA	59.82 Acres
ZONING	I-2: Heavy Industrial
PARCEL ID	19-0000-032-00 19-0000-032-DO02 19-0000-021-00
RAIL ACCESS	Yes
OPEX ESTIMATE	\$0.92/SF



FLOOR PLAN

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NUMBER	SPACE DESIGNATION	DOCK DOORS	CLEAR HEIGHT	SQUARE FEET
1	AVAILABLE WAREHOUSE	4	16' - 25'	106,376 SF
2	LOWER LEVEL	N/A	10' 0"	49,653 SF
3	ANCILLARY BLDG 1	N/A	TBD	7,234 SF
4	ANCILLARY BLDG 2	N/A	TBD	2,713 SF
TOTAL				165,967 SF

LOCATION MAP

900 - 1000 TYRONE PIKE | VERSAILLES, KY

LEXINGTON	27 MILES
LOUISVILLE	94 MILES
CINCINNATI	99 MILES
COLUMBUS	206 MILES
INDIANAPOLIS	209 MILES

