



1506 – 1516 INDUSTRIAL PARK DR.

MAYSVILLE, KY 41056

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PROPERTY HIGHLIGHTS

15,477 – 72,992 SqFt

- Located in City of Maysville direct access to AA Highway; 1hr to Cincinnati, OH, 90-min to Lexington, KY, 45-min to I-64 & SR-32.
- Spaces available 15,447 – 72,992 SqFt
- Sublease through 2/28/2026, direct deal with landlord (Phoenix Investors) available
- Available for immediate occupancy
- Lease rate: \$2.95/SqFt modified gross + utilities

PROPERTY DETAILS

Total SqFt:	72,992
Warehouse SqFt:	69,992
Office SqFt:	3,000
Clear Height:	21'-29.5'
Year Built:	1993
Type Construction:	Pre-engineered metal & masonry
Lighting:	LED, T-5/T-8's
Column Spacing:	25'x50'
Dock door:	Ten (10) - 8.5" x 10'
Drive-in door:	One (1) - 10'x12'
Sprinkler:	100% sprinklered; Dry System
Electrical Service:	3-phase, 200-amps
Heat:	Natural gas
Roof:	Galvanized metal with skylights
Truck court:	Asphalt and concrete +/- 85'-100' depth
Parking Lot:	Approximately 100 spaces (expandable)
Restrooms:	Two (2) sets and One (1) uni-sex
Mason County - Maysville Zoning:	I-1A Light Industrial
Mason County Parcel ID's:	530-0060-0044-00
Link to Google Street View:	https://maps.app.goo.gl/DwYG6mJXmmfjobnc6

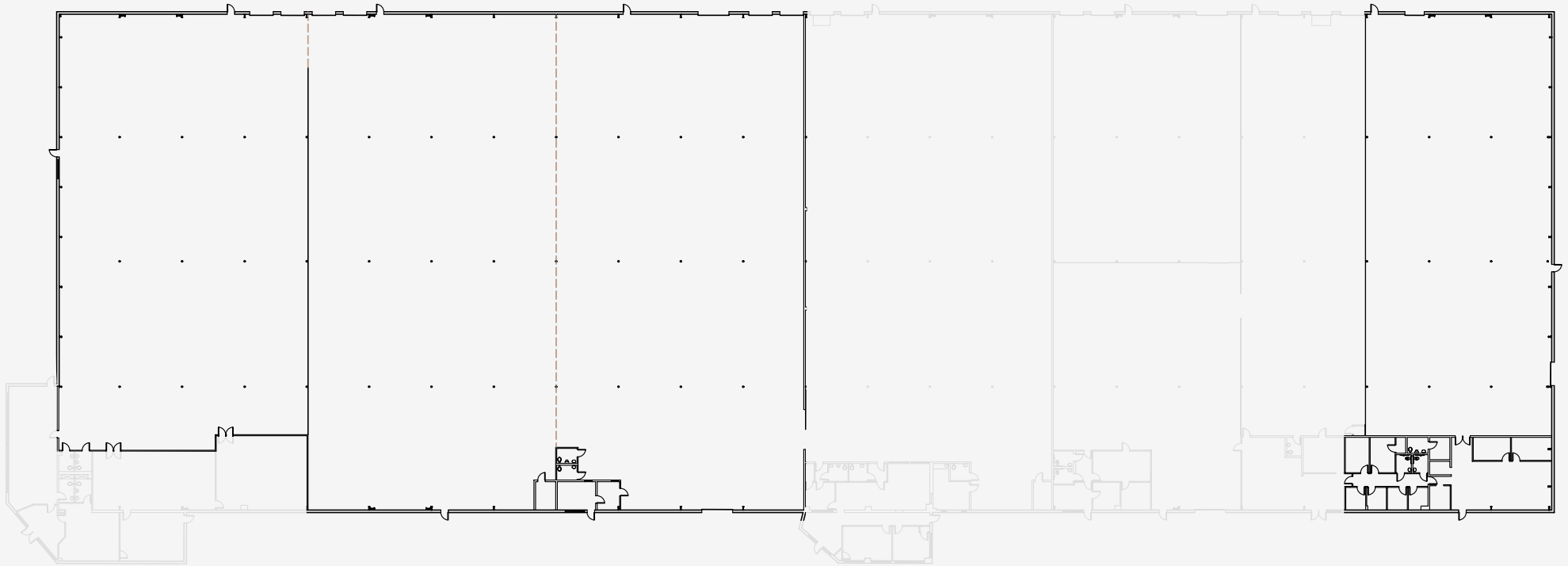
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FLOOR PLAN



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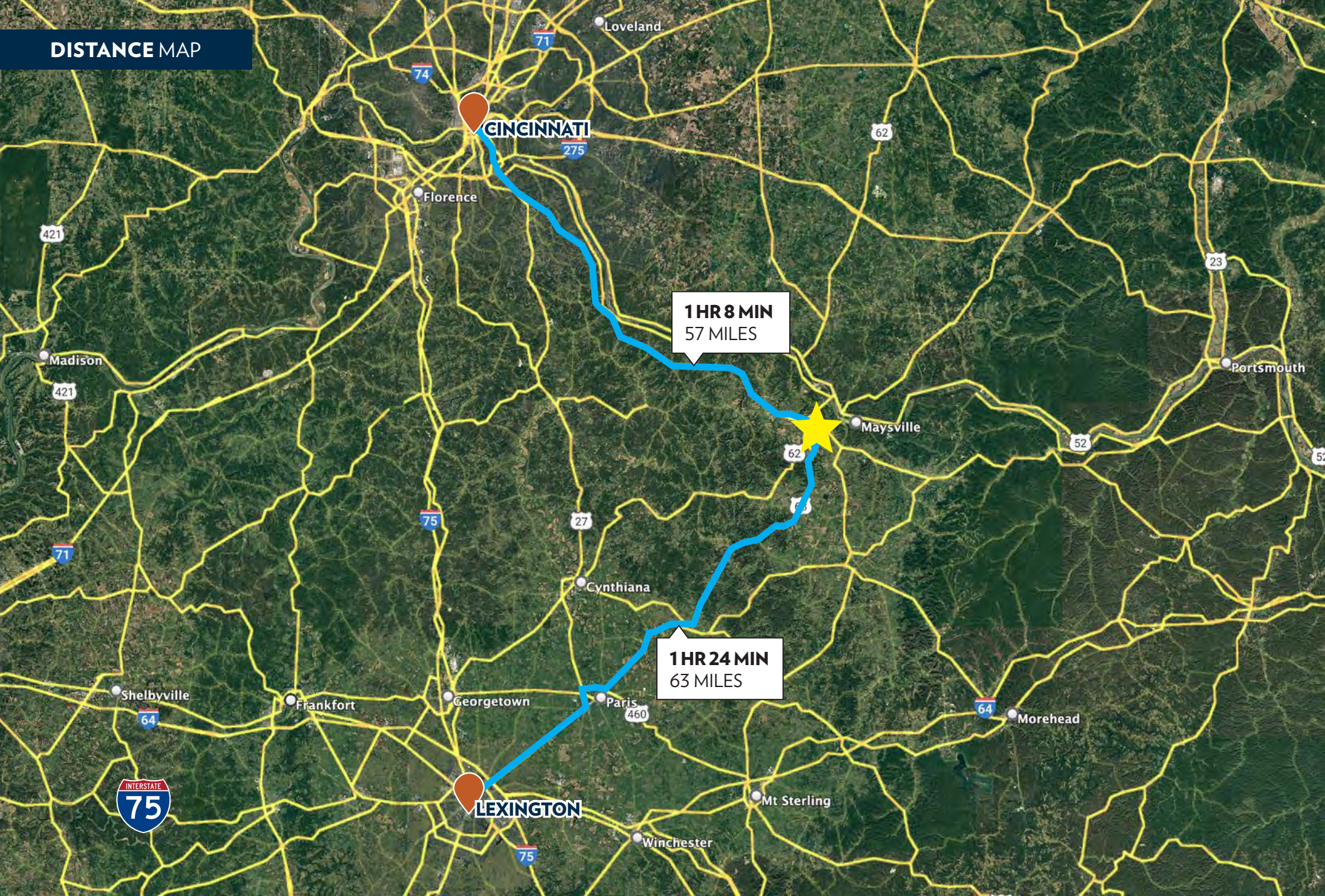
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DISTANCE MAP



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