



FOR LEASE | **908,345 SF**
4747 WESTERN AVE | **CONNERSVILLE, IN**



PHOENIX
INVESTORS

Opportunity. Execution. Value Creation.

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PROPERTY HIGHLIGHTS



12 MILES FROM 1-70



**DSL, CABLE, & BUILDING
HAS NETWORK DROPS IN
PLACE**



**RAINWATER CATCH BASIN
SECONDARY RETENTION**



**IDEAL FOR LOGISTICS &
MANUFACTURING**



RAIL SPUR AVAILABLE



**UNDER RENOVATION:
INCLUDES PAINT,
LIGHTS, ROOF, AND
DOCKS**



PROPERTY DETAILS

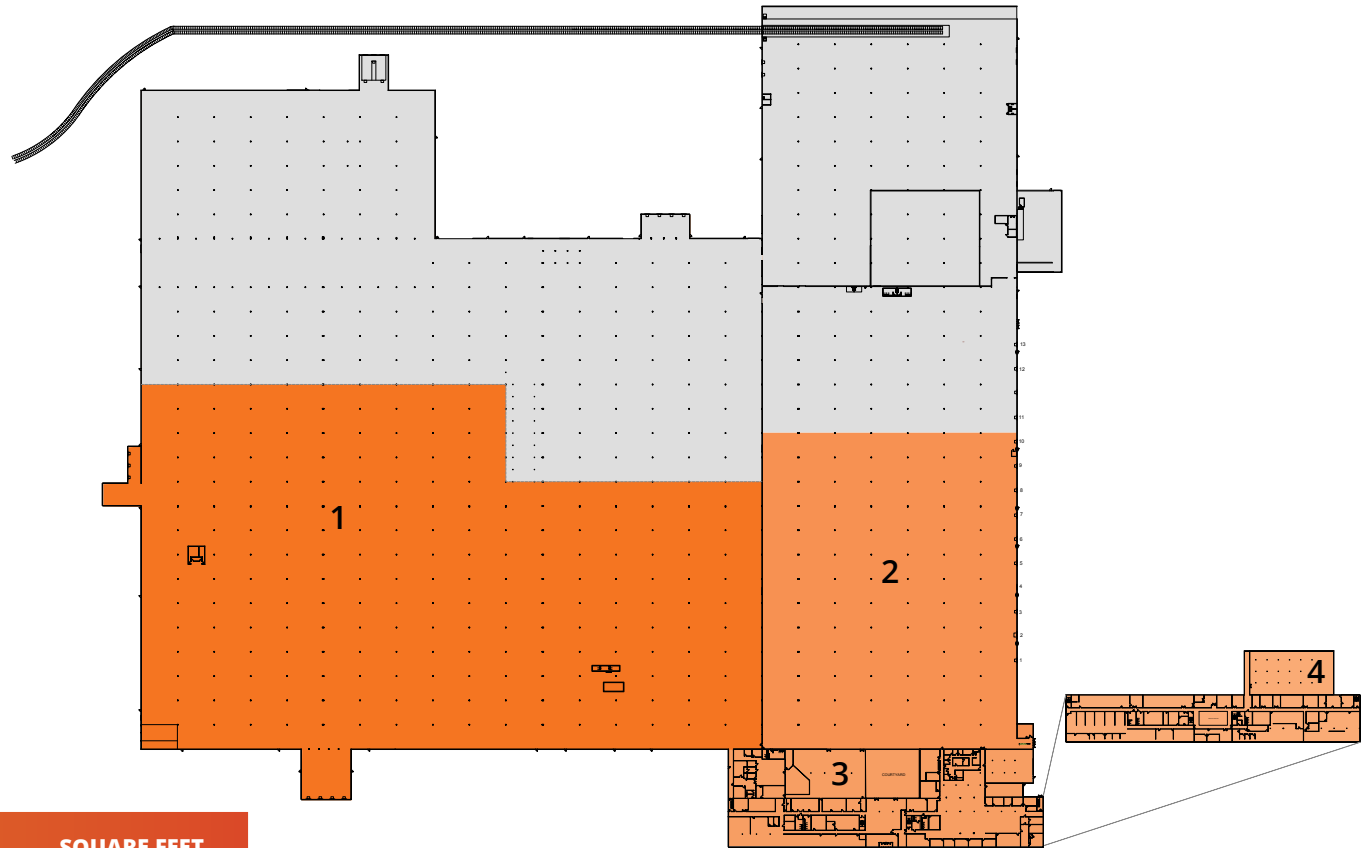
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AVAILABLE SPACE	908,345 SF
MINIMUM DIVISIBLE	219,668 SF
WAREHOUSE SPACE	777,239 SF
OFFICE SPACE	131,106 SF
FLOORS	2
ELEVATORS	3
DOCK DOORS	25
DRIVE-IN DOORS	17 Doors with Grade Access to Plant Floor
CLEAR HEIGHT	30' Main Plant, 42' - 44' High Bay
COLUMN WIDTH/DEPTH	60' x 40'
ROOF	Flat Roof, Membrane Cover
WALLS	8' - 10' of Concrete Followed by Corrugated 3" Insulated Metal Siding
FLOORS	6" - 8" Reinforced Concrete
YEAR BUILT	1953 - 1989
FIRE SUPPRESSION	Wet
LIGHTING	LED (In Process of Upgrade)
POWER	480, 240 3-phase, 4160 Volt Max Capacity down to 110 Volt Single-Phase
PARKING	2,600 Spaces Ability to Park up to 7,000 Cars
TOTAL LAND AREA	184 Acres
ZONING	I-1: Light Industrial
PARCEL ID	21-05-01-300.003.000-008 21-05-01-300-002.000-008 21-05-01-300-008.000-008 21-05-02-400-003.000-008
RAIL ACCESS	On-site
OPEX ESTIMATE	\$0.60/SF

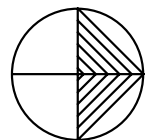


FLOOR PLAN

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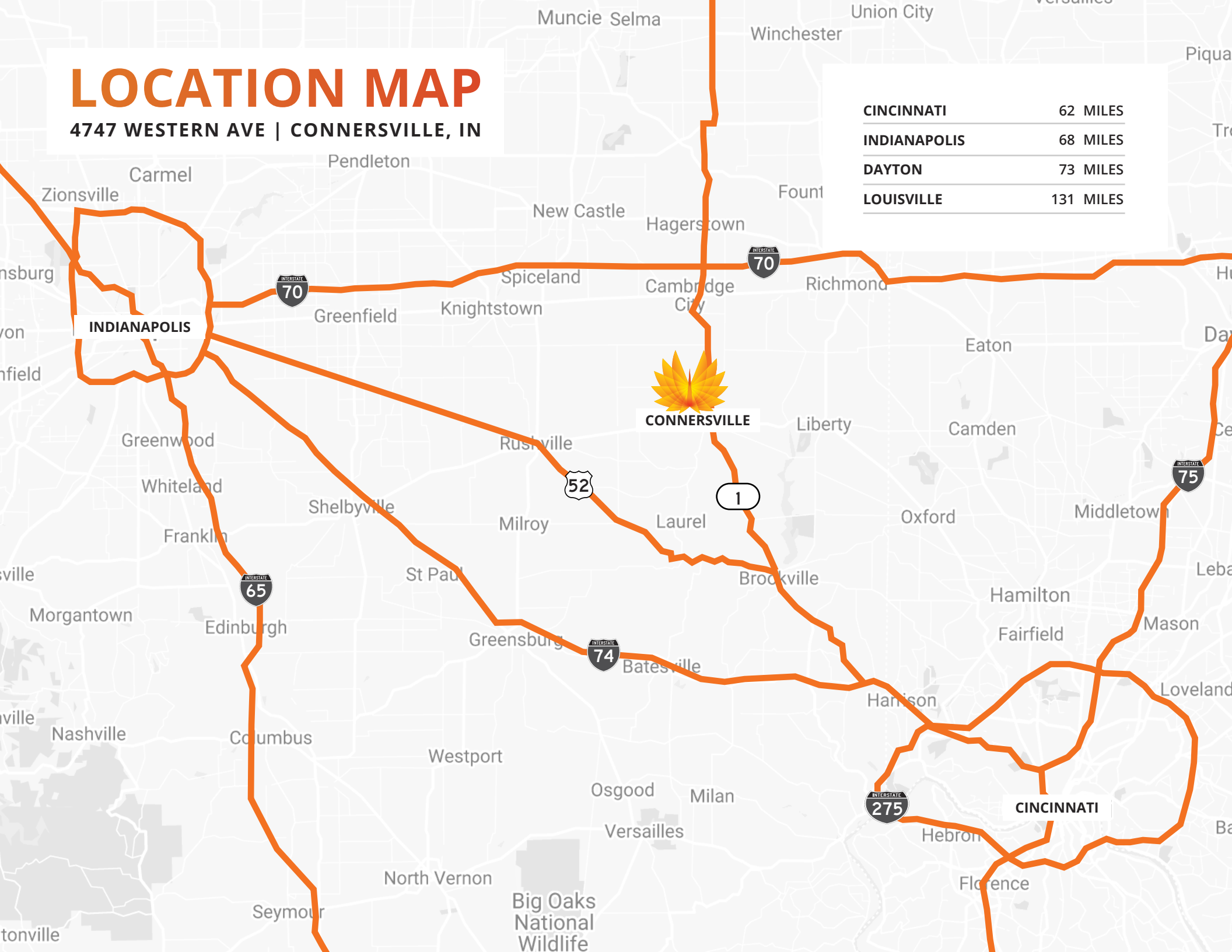
NUMBER	SPACE DESIGNATION	SQUARE FEET
1	AVAILABLE WAREHOUSE	557,571 SF
2	AVAILABLE WAREHOUSE	219,668 SF
3	AVAILABLE FIRST-FLOOR OFFICE	75,364 SF
4	AVAILABLE SECOND-FLOOR OFFICE	55,742 SF
TOTAL		908,345 SF



LOCATION MAP

4747 WESTERN AVE | CONNERSVILLE, IN

CINCINNATI	62 MILES
INDIANAPOLIS	68 MILES
DAYTON	73 MILES
LOUISVILLE	131 MILES



INDIANAPOLIS

CONNERSVILLE

CINCINNATI