



FOR LEASE

1711 S DANVILLE BYPASS

46,376 SF

DANVILLE, KY

PATRICK DEDERING | 414-376-6933 | PATRICK@PHOENIXINVESTORS.COM



**PHOENIX
INVESTORS**

Opportunity. Execution. Value Creation.

This document has been prepared by Phoenix Investors for advertising and general information only. Phoenix Investors makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy, and reliability.



PROPERTY HIGHLIGHTS



**LAND FOR
EXPANSION**



**LOCATED IN
KENTUCKY
WORKFORCE BOARD
WORK-READY
COMMUNITY**



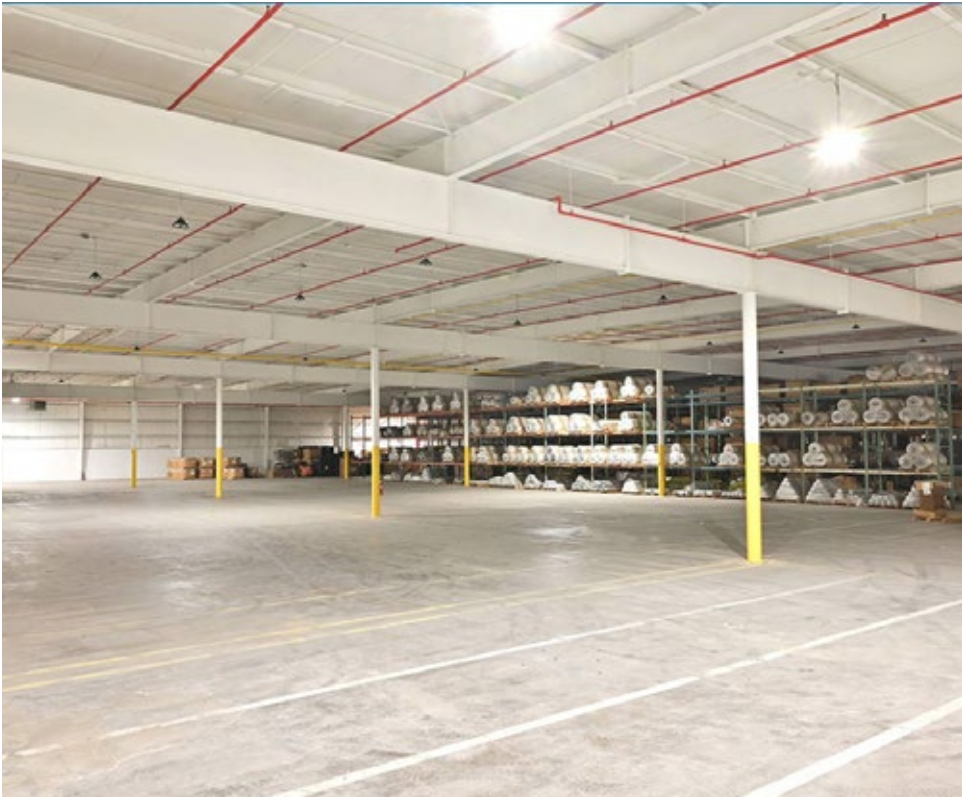
**EASY ACCESS
TO FIVE MAJOR
HIGHWAYS**



PROPERTY DETAILS

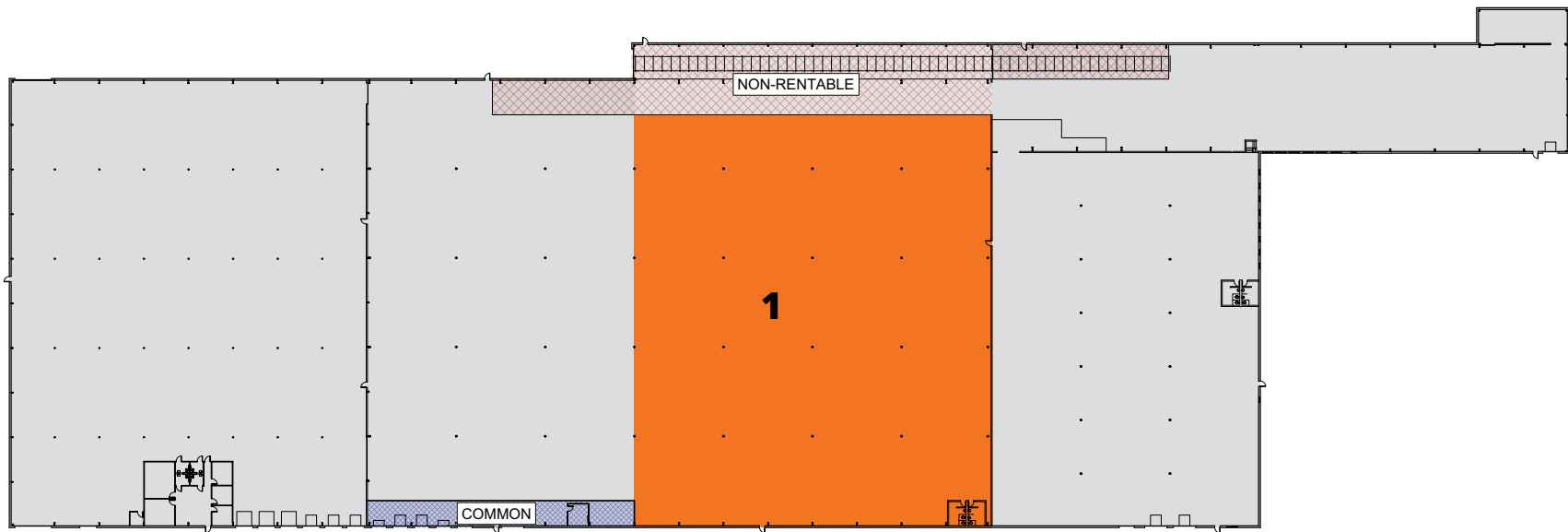
1711 S DANVILLE BYPASS | DANVILLE, KY

AVAILABLE SPACE	46,376 SF
FLOORS	1
DOCK DOORS	5
DRIVE-IN DOORS	1
CLEAR HEIGHT	18'
COLUMN WIDTH/DEPTH	30' x 50'
ROOF	Galvanized
WALLS	Metal & Masonry
FLOORS	6" Reinforced Concrete
YEAR BUILT	1970 - 1998
FIRE SUPPRESSION	100% Wet Sprinklered
LIGHTING	LED
POWER	Heavy Power Throughout
LAND AREA	17.086 Acres
ZONING	IBD: Industrial Business District
OPEX ESTIMATE	\$0.60/SF

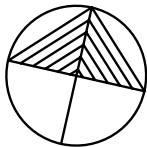


FLOOR PLAN

1711 S DANVILLE BYPASS | DANVILLE, KY



NUMBER	COLUMN SPACING	DOCKS	CLEAR HEIGHT	SQUARE FEET
1	30' x 50'	5	18'	46,376 SF
TOTAL				46,376 SF



LOCATION MAP

1711 S DANVILLE BYPASS | DANVILLE, KY

DANVILLE-BOYLE AIRPORT	5 MILES
I-75	30 MILES
BLUE GRASS AIRPORT	35 MILES
LEXINGTON	40 MILES
LOUISVILLE	80 MILES
CINCINNATI	130 MILES

