



PHOENIX INVESTORS  
PROPOSED  
+/- 210,000 SF  
WAREHOUSE

**BUILD TO SUIT**  
1501 INDUSTRIAL PARK DR

**210,000 SF**  
MAYSVILLE, KY

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**PHOENIX**  
INVESTORS

*Opportunity. Execution. Value Creation.*

# PROPERTY DETAILS

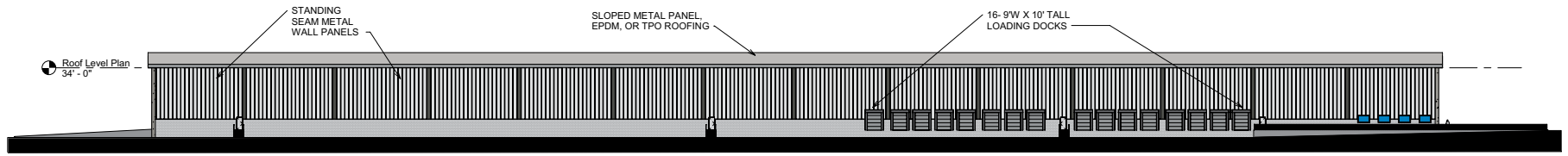
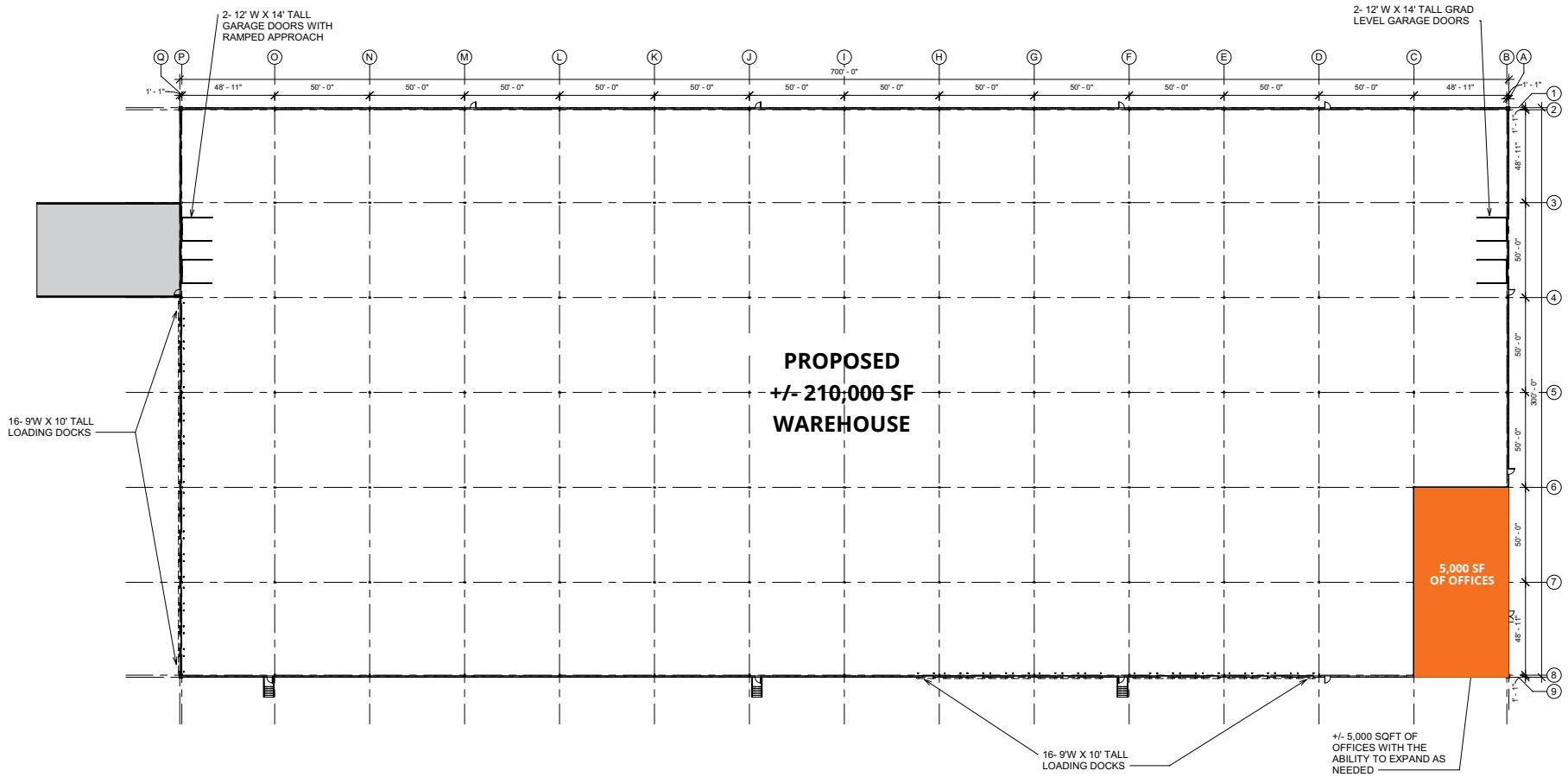
1501 INDUSTRIAL PARK DR | MAYSVILLE, KY

<b>WAREHOUSE SPACE</b>	210,000 SF
<b>OFFICE SPACE</b>	5,000 SF
<b>DOCK DOORS</b>	21
<b>CLEAR HEIGHT</b>	32'
<b>ROOF</b>	TPO
<b>WALLS</b>	Metal
<b>FLOORS</b>	8" Concrete
<b>FIRE SUPPRESSION</b>	ESFR
<b>LIGHTING</b>	High Efficiency LED
<b>POWER</b>	To Suit Based on Tenant Need
<b>LAND AREA</b>	28.7 Acres
<b>ZONING</b>	I-1A, Light Industrial



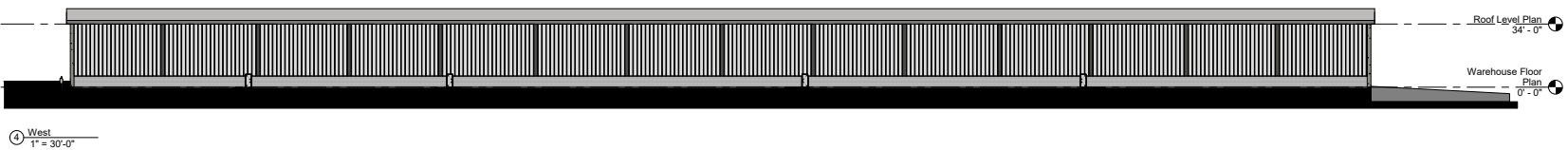
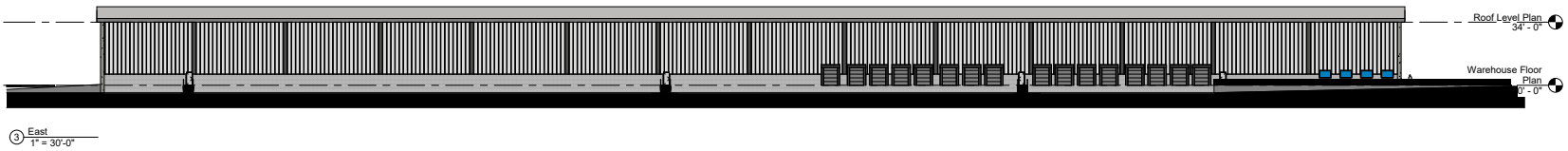
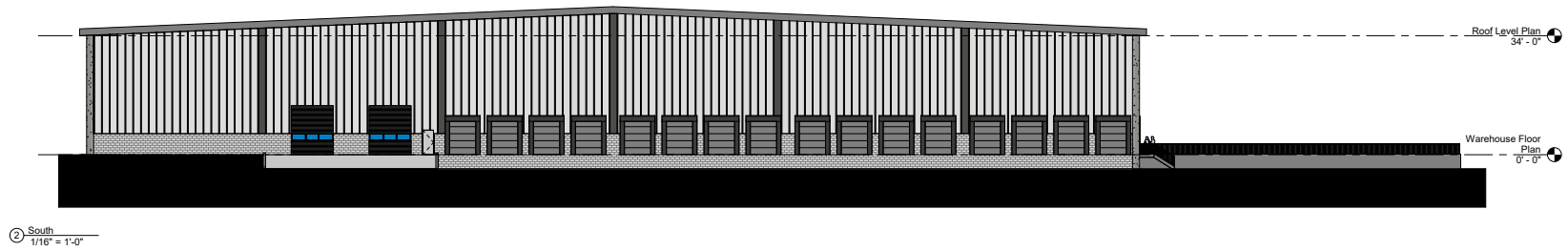
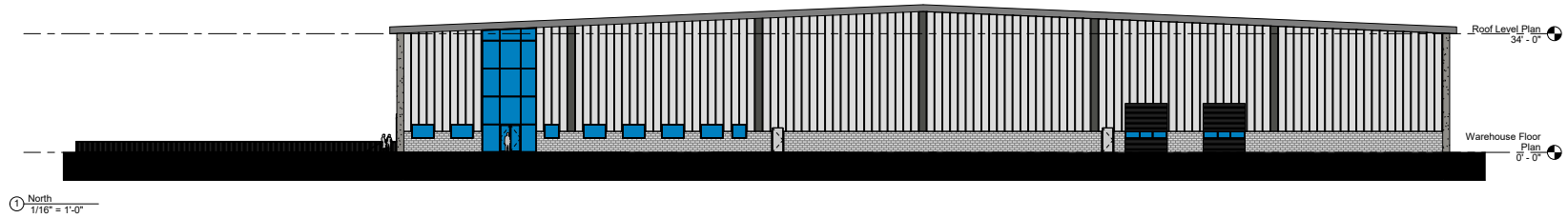
# FLOOR PLAN

1501 INDUSTRIAL PARK DR | MAYSVILLE, KY



# BUILDING PLAN

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# LABOR FORCE OVERVIEW

Maysville-Mason County, Kentucky is a great location for manufacturing and transportation-related industries to attract skilled workers. For more than five years, Maysville- Mason County has experienced exponential growth in the automotive, fabricated metals, paper and wood manufacturing, as well as inland waterway logistics. This area has an available labor advantage, giving employers the ability to pay 34% less than the national average for an experienced employee. Current employers are highly satisfied with the workforce and rate them as skilled, ethical, low-turnover, and of a higher quality than what they must pay to attract them.

## WAGES & COSTS LOWER/SKILLED LABOR HIGHER THAN THE NATIONAL AVERAGE

**34%**

### LOWER WAGES THAN U.S. AVERAGE

The Mason County Labor shed saves employers 34% against the national average.

**43x**

### MORE AUTOMOTIVE MANUFACTURING WORKERS

Mason County's high-wage labor shed has 43 times more automotive manufacturing workers than the national average with nearly 8,000 people employed.

**12%**

### LOWER THEN THE U.S. AVERAGE

Cost of living and doing business in Mason County Kentucky is 12% less than the national average.

**2x**

### MORE OVERALL MANUFACTURING WORKERS

Mason County's high-wage labor shed has 2 times more manufacturing workers than the national average with nearly 30,000 people employed in production facilities.

Maysville-Mason County provides a true advantage to employers. Lower costs of doing business and lower average wages combined with higher concentrations of key manufacturing labor make Maysville-Mason County a top location for a wide variety of manufacturing industries.

Source: Maysville-Mason County Industrial Development Authority

### Demographics

Population: 17,122

Number of Businesses: 568

Employed Population: 7,646

Median Household Income:

\$44,313

Median Property Value:

\$144,200

Median Age: 41

Source: datausa.io

# LOCATION MAP

1501 INDUSTRIAL PARK DR | MAYSVILLE, KY

<b>FLEMING-MASON AIRPORT</b>	<b>10 MILES</b>
<b>CINCINNATI</b>	<b>58 MILES</b>
<b>DAYTON</b>	<b>100 MILES</b>
<b>LOUISVILLE</b>	<b>134 MILES</b>
<b>INDIANAPOLIS</b>	<b>170 MILES</b>

