



FOR LEASE | **113,234 SF**
1711 S DANVILLE BYPASS | **DANVILLE, KY**



PHOENIX
INVESTORS

Opportunity. Execution. Value Creation.

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PROPERTY HIGHLIGHTS

 **LAND FOR
EXPANSION**

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

 **EASY ACCESS
TO FIVE MAJOR
HIGHWAYS**



PROPERTY DETAILS

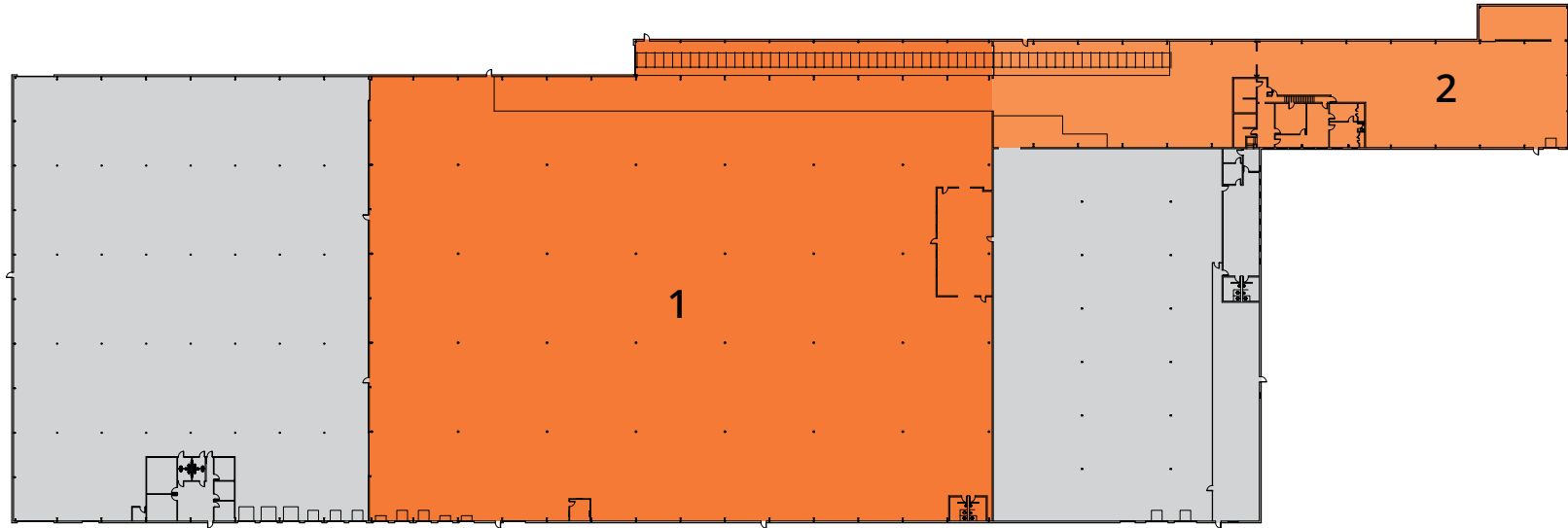
1711 S DANVILLE BYPASS | DANVILLE, KY

AVAILABLE SPACE	113,234 SF
MINIMUM DIVISIBLE	20,963 SF
MAXIMUM CONTIGUOUS:	113,234 SF
WAREHOUSE SPACE	108,074 SF
OFFICE SPACE	6,906 SF
FLOORS	1
DOCK DOORS	6
DRIVE-IN DOORS	4
CLEAR HEIGHT	18'
COLUMN WIDTH/DEPTH	30' x 50'
ROOF	Galvanized
WALLS	Metal and 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
RAIL POTENTIAL	Interior Spur Serviced by Norfolk Southern
OPEX ESTIMATE	\$0.60/SF



FLOOR PLAN

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NUMBER	SPACE DESIGNATION	COLUMN SPACING	DOCKS	CLEAR HEIGHT	SQUARE FEET
1	AVAILABLE	30' x 50'	5	18'	92,271 SF
2	AVAILABLE	N/A	1	17' 10"	20,963 SF
TOTAL					113,234 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

