

**FOR LEASE OR SALE**  
**1173 PROGRESS WAY**

**208,475 SF**  
**MAYSVILLE, KY**

**ANTHONY CRIVELLO** | 414-982-4810 | [ANTHONY@PHOENIXINVESTORS.COM](mailto:ANTHONY@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**



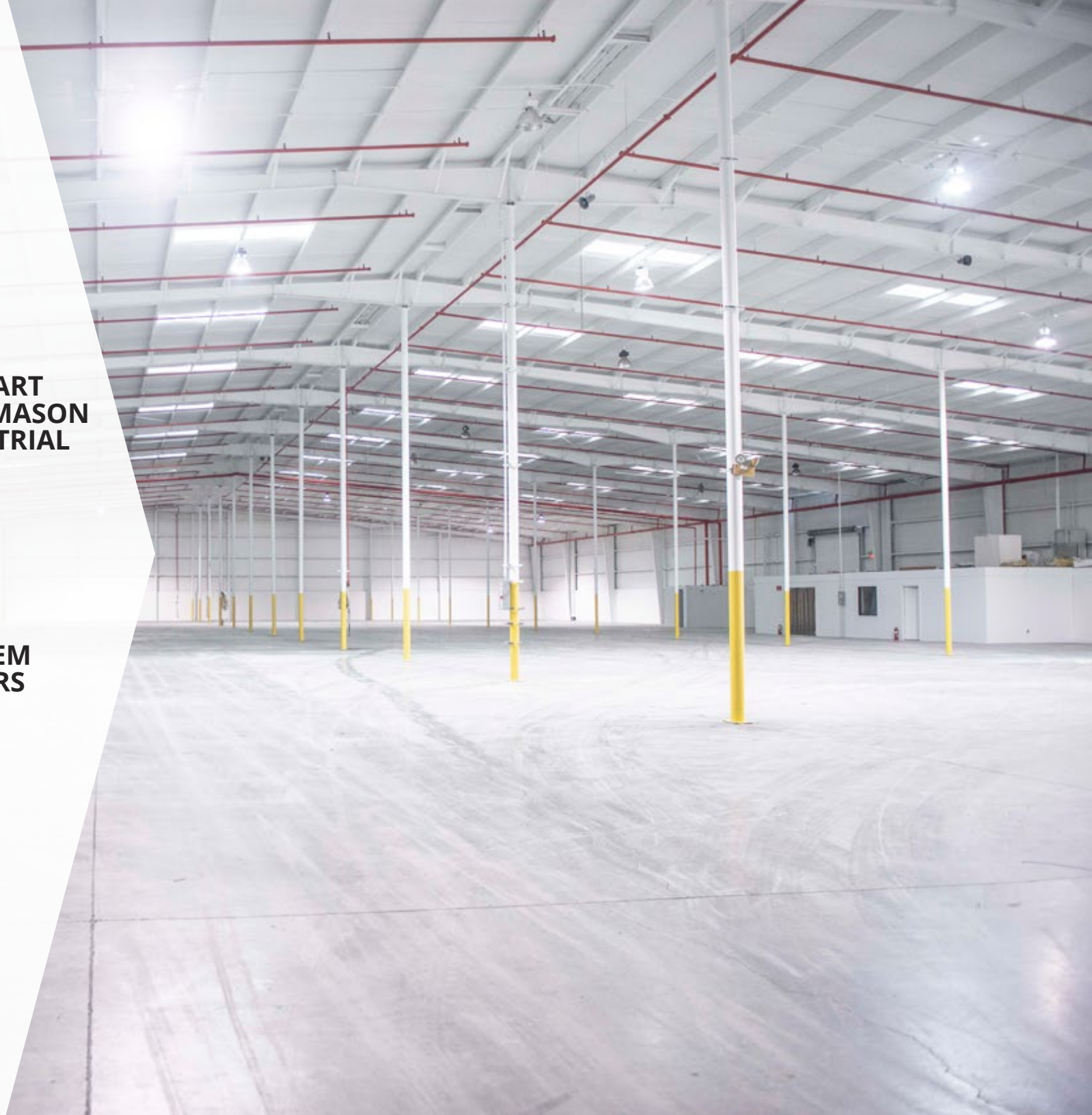
**LOCATED IN HEART  
OF MAYSVILLE-MASON  
COUNTY INDUSTRIAL  
DISTRICT**



**RENOVATED  
IN 2019**



**JIT ZONE FOR OEM  
MANUFACTURERS**



# PROPERTY DETAILS

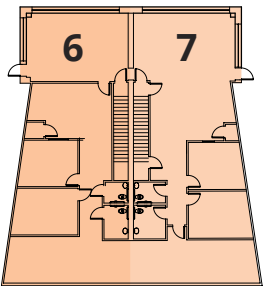
1173 PROGRESS WAY | MAYSVILLE, KY

AVAILABLE SPACE	208,475 SF
MINIMUM DIVISIBLE	35,453 SF
DOCK DOORS	22
DRIVE-IN DOORS	8
CLEAR HEIGHT	20' 8" - 29' 5"
COLUMN WIDTH/DEPTH	25' x 50'
ROOF	Galvanized
WALLS	Metal & Masonry
FLOORS	6" Reinforced Concrete
YEAR BUILT	1993
YEAR RENOVATED	2019
FIRE SUPPRESSION	100% Wet
LIGHTING	LED
POWER	Heavy
LAND AREA	22.46 Acres
ZONING	I-1A Light Industrial
PARCEL ID	042-00-00-020.00
OPEX ESTIMATE	\$0.49/SF

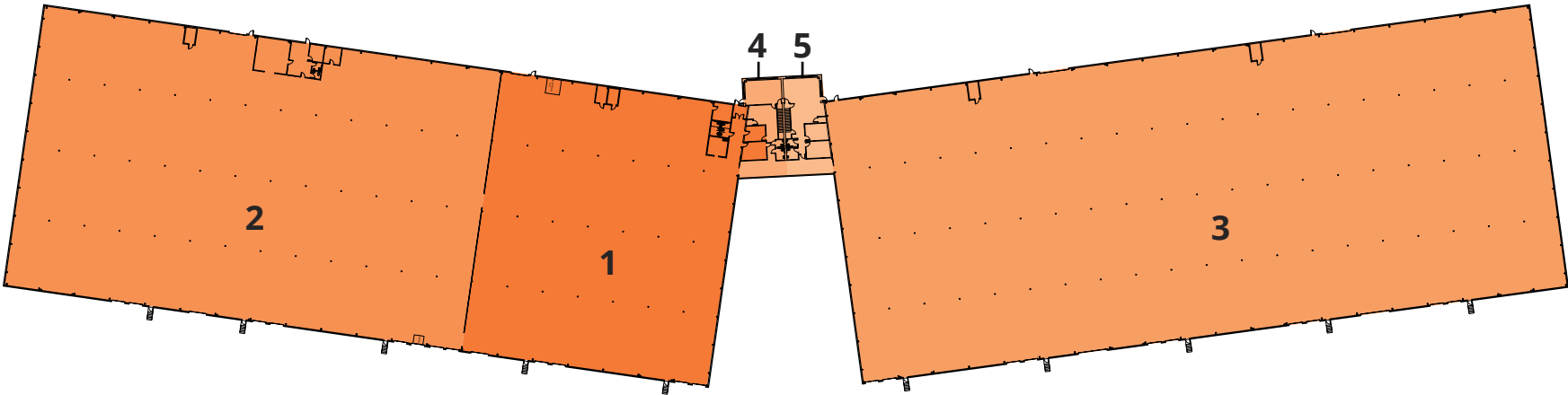


# FLOOR PLAN

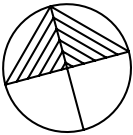
1173 PROGRESS WAY | MAYSVILLE, KY



SECOND FLOOR



NUMBER	SPACE DESIGNATION	SQUARE FEET
1	AVAILABLE WAREHOUSE	35,453 SF
2	AVAILABLE WAREHOUSE	64,965 SF
3	AVAILABLE WAREHOUSE	100,225 SF
4	AVAILABLE FIRST FLOOR OFFICE	1,641 SF
5	AVAILABLE FIRST FLOOR OFFICE	2,130 SF
6	AVAILABLE SECOND FLOOR OFFICE	2,022 SF
7	AVAILABLE SECOND FLOOR OFFICE	2,039 SF
TOTAL		208,475 SF





# LOCATION MAP

1173 PROGRESS WAY | MAYSVILLE, KY

CINCINNATI	58 MILES
DAYTON	100 MILES
LOUISVILLE	134 MILES
INDIANAPOLIS	170 MILES

