



FOR LEASE

900 - 1000 TYRONE PIKE

162,936 SF

VERSAILLES, KY



**PHOENIX
INVESTORS**

Opportunity. Execution. Value Creation.

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PROPERTY HIGHLIGHTS



**LOCATED ON
HIGHWAY 60 WITH
EASY ACCESS TO I-64**



**EXTENSIVE RAIL
INFRASTRUCTURE**



FENCED SITE



PROPERTY DETAILS

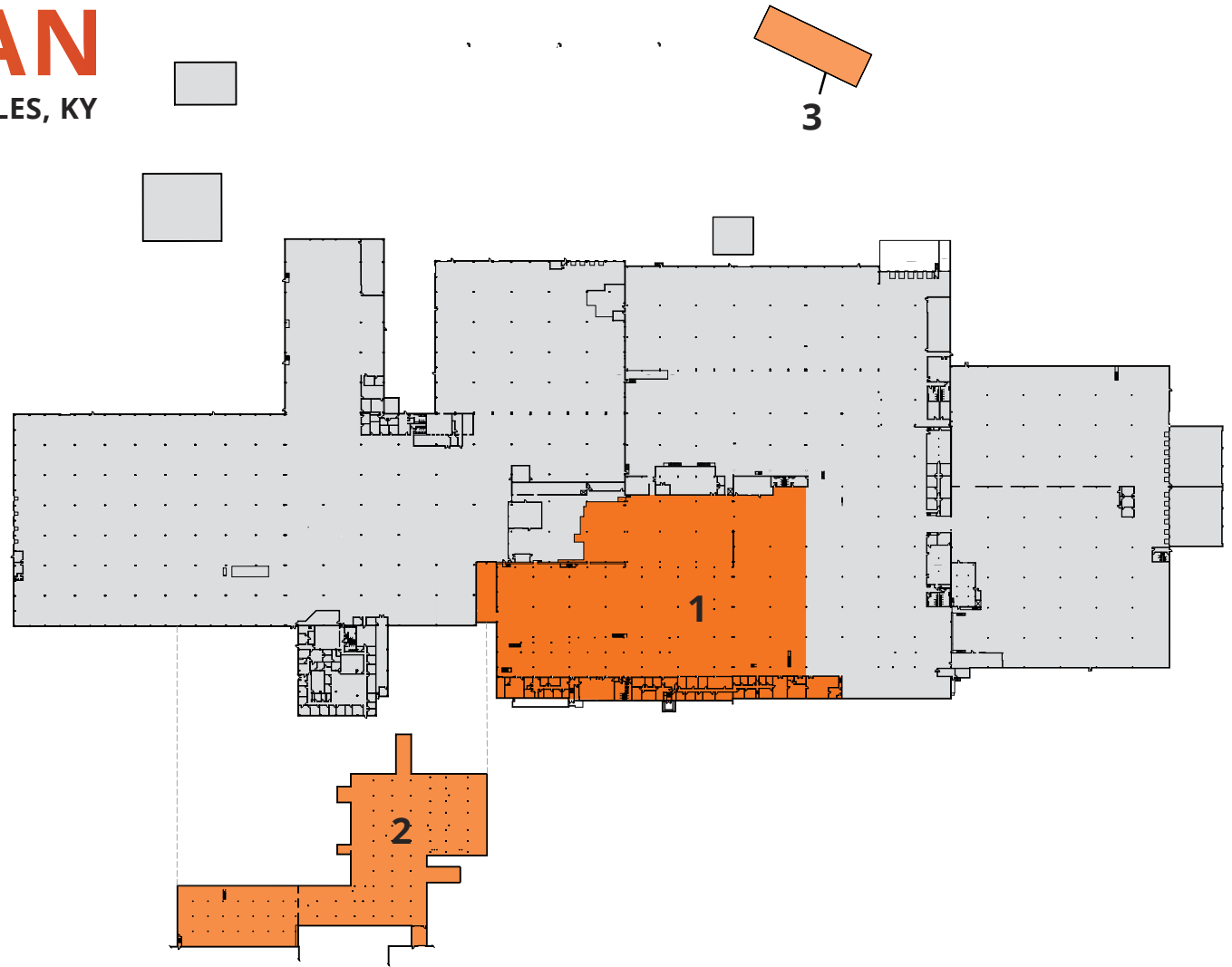
900 - 1000 TYRONE PIKE | VERSAILLES, KY

AVAILABLE SPACE	162,936 SF
MINIMUM DIVISIBLE	50,000 SF
FLOORS	1
DOCK DOORS	127 Exterior
DRIVE-IN DOORS	13
CLEAR HEIGHT	16' - 33'
ROOF	EPDM
WALLS	Metal & Masonry
FLOORS	6" Reinforced Concrete
YEAR BUILT	1964
YEAR RENOVATED	2011
FIRE SUPPRESSION	100% Wet
LIGHTING	LED
POWER	Heavy
PARKING	650 Surface Spaces
LAND AREA	59.82 Acres
ZONING	I-2: Heavy Industrial
PARCEL ID	19-0000-032-00 19-0000-032-DO02 19-0000-021-00
RAIL ACCESS	Yes
OPEX ESTIMATE	\$0.92/SF



FLOOR PLAN

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NUMBER	SPACE DESIGNATION	CLEAR HEIGHT	SQUARE FEET
1	AVAILABLE WAREHOUSE	16' 0" - 25' 0"	106,049 SF
2	LOWER LEVEL	10' 0"	49,653 SF
3	ANCILLARY BLDG 1	TBD	7,234 SF
TOTAL			162,936 SF



LOCATION MAP

900 - 1000 TYRONE PIKE | VERSAILLES, KY

LEXINGTON	27 MILES
LOUISVILLE	94 MILES
CINCINNATI	99 MILES
COLUMBUS	206 MILES
INDIANAPOLIS	209 MILES

