

1151 MORTON LANE

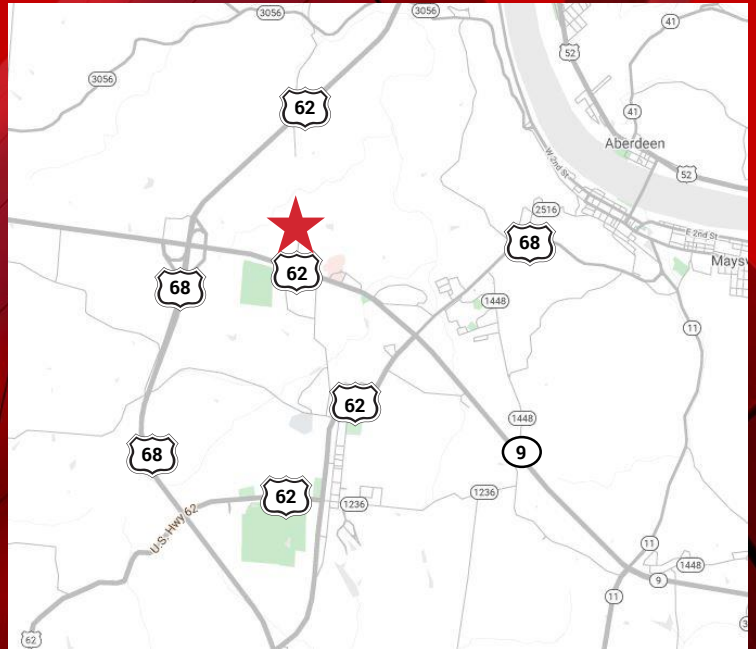
MAYSVILLE, KY 41056



FOR SALE OR LEASE 153,600 SF

FEATURES

- 6,400 SF office
- 23'-25' ceiling height
- 17 dock doors
- 1 drive-in (14' x 12')
- Trailer parking on site



**Newmark
Knight Frank**

PAUL SCHMERGE

Director

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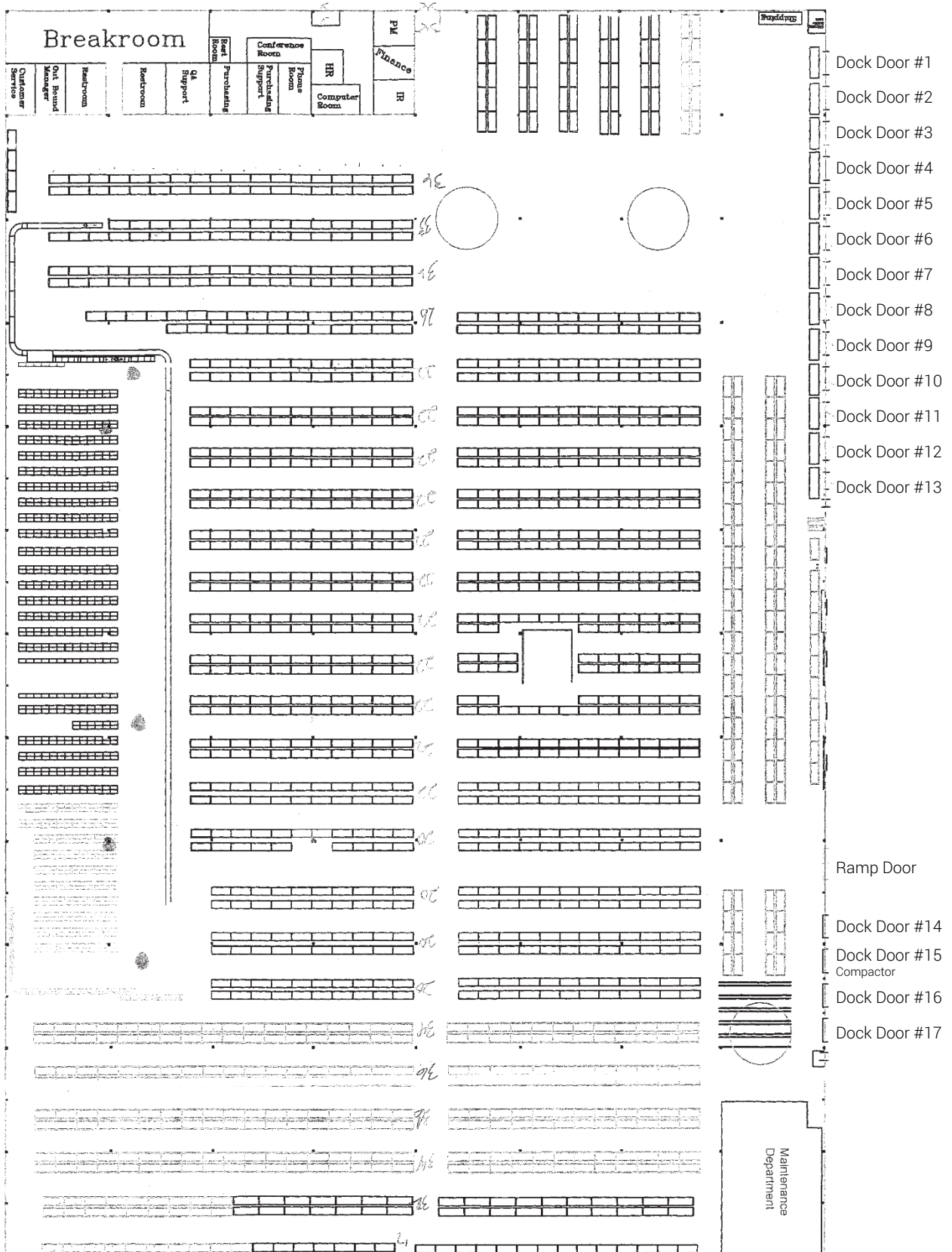
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153,600 SF INDUSTRIAL BUILDING FOR SALE OR LEASE

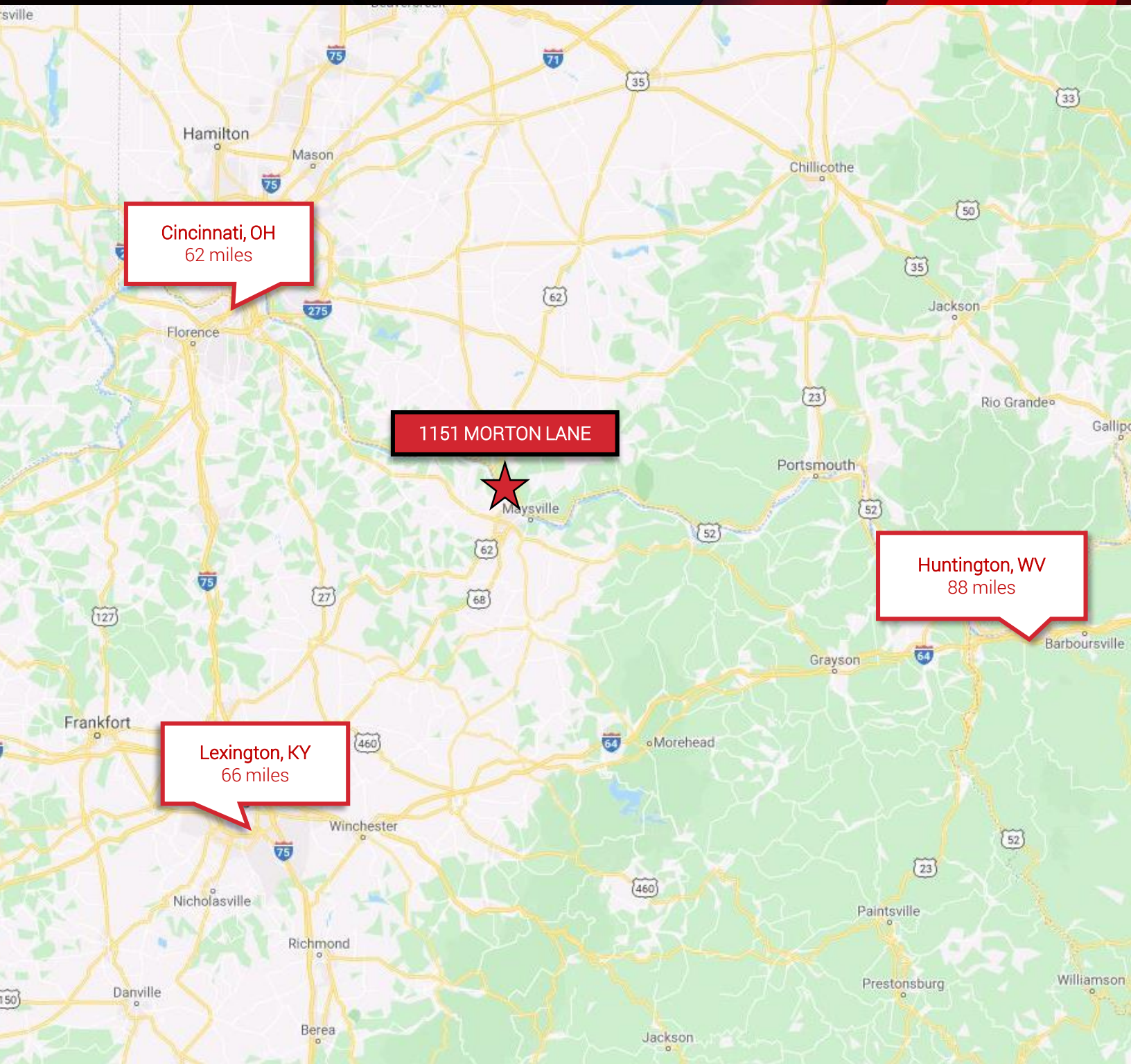
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Location:	Mason County	Ceiling Fan:	3 Big Ass Fans 20+ fans in rack aisles
Total Building Size:	153,600 (16,000 SF mezzanine Not included in SF)	Sprinkler System:	Wet
Office Size:	6,400 SF	Heating:	Gas forced air
Warehouse Size:	147,200 SF	Air Conditioning:	Office only
Divisible:	No	Ventilation Fans:	Yes
Land:	15 acres	Lighting:	Halide, T-5 & T-8 fluorescent
Zoning:	Industrial	Outside Security Lighting:	Yes
Interstate Access:	Along State Route 62	Windows:	Office only
Year Built:	1988	Alarm:	Yes
Construction:	Concrete block, steel & metal	Electric Service:	2000 amps, 480v, 3 Phase Fleming-Mason Energy
Building Dimensions:	320' x 480'	Gas:	Columbia Gas of Kentucky
Column Spacing:	40' x 40'	Sewer:	City of Maysville
Floor:	4" concrete	Water:	City of Maysville
Roof:	Rubber membrane w/ stone ballast	Phone:	Windstream Communications
Ceiling Height:	23' – 25'	Floor Drains:	Office only
Loading Facilities:	17 Dock doors, 16 w/ levelers (8 pits and 8 EOD), 16 dock locks, 16 gates in door openings 1 Drive-in door (14'H x 12' W)	Auditor's Information:	Parcel 042-00-00-003.05
Parking:	180 cars & +20 trailer spaces	Annual Taxes:	\$31,125 (\$.20/SF) (2019)
Restrooms:	Four (4) total; 2 office, 2 warehouse	Available:	Immediate
Compressed Air:	Yes, available	Annual Rental Rate:	\$3.25/SF NNN
		Sale Price:	\$3,300,000 (\$21.48/SF)



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