

WINCHESTER INDUSTRIAL

255A Tierney Way
Winchester, KY 40391



PROPERTY FEATURES

- ⇒ 35,000 SF (100' x 350')
- ⇒ 23'7" to 25'8" Clear Height
- ⇒ (2) 9'x10' Dock Doors
- ⇒ (2) 16'x16' Drive-in Doors
- ⇒ 50' x 50' Column Spacing
- ⇒ 680 SF Office
- ⇒ LED Motion Sensor Lighting
- ⇒ 800 amp, 480v 3 Phase Electric
- ⇒ ESFR Sprinkler
- ⇒ Available July 2022
- ⇒ Additional Ground Storage Available
- ⇒ **For Lease: \$7/SF/YR + NNN**



Located less than 1 mile from I-64

Driving Distances

- Toyota - Georgetown, KY (30 miles)
- Ford Truck Plant - Louisville, KY (82 miles)
- UPS Worldport - Louisville, KY (92 miles)
- Amazon Hub - Hebron, KY (90 miles)
- Lexington (15 miles) - Louisville (91 miles) - Cincinnati (95 miles)



CONTACT US

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The Gibson Company
1050 Monarch St #200
Lexington, KY 40513

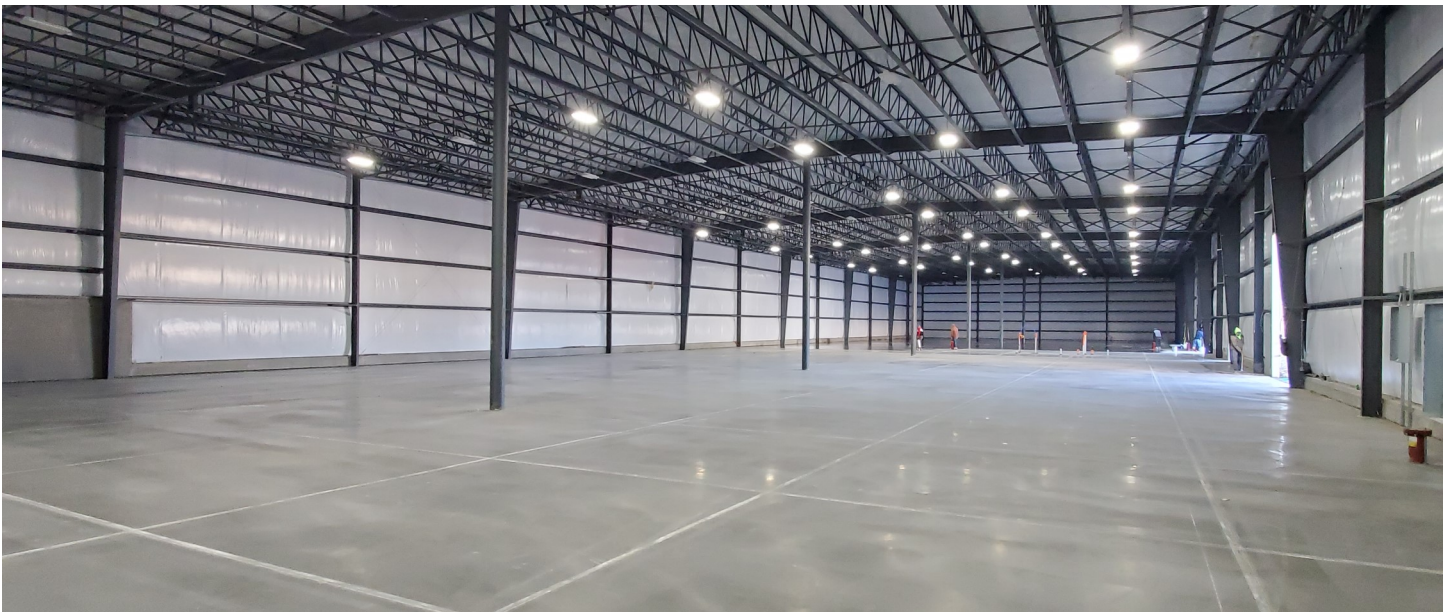


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PROPERTY PICTURES



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This drawing is conceptual only and for the convenience of reference. It should not be relied upon as representation express or implied, of the final size, location or dimensions of any lot or building area. The developer expressly reserves the right to make any modifications, revisions, and changes it deems necessary.

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BUILDING SPECS

Total Building SF	35,000 SF
Building Dimensions	100' X 350'
Divisible To	15,000 SF and 20,000 SF
Dock Doors	(2) 9'x10' with levelers and shelters
Drive-In Doors	(2) 16'x16'
Clear Height	23' 7" to 25' 8" Clear
Column Spacing	50' x 50'
Office	680 SF
Sprinkler	ESFR
Interior Lighting	LED (Motion Sensor)
Year Built	2021
Construction Type	Steel & Metal Siding
Zoning	I-1 Light Industrial
Floor	6" Reinforced Concrete
Electric	800 amp 480v 3-Phase



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