

67,315 SF FOR SALE/LEASE

WINCHESTER INDUSTRIAL

100 Tierney Way
Winchester, KY 40391

\$4,800,000 **\$7.00/SF + NNN**



PROPERTY FEATURES

- ⇒ 67,315 SF
- ⇒ Divisible to 12,000 / 17,690 / 37,625 SF
- ⇒ 3.404 Acres
- ⇒ 24' Clear Height
- ⇒ (3) 9'x10' Dock Doors
- ⇒ (3) 16'x16' Drive-in Doors
- ⇒ Interstate Exposure - 48,000+ VPD
- ⇒ ESFR Sprinkler / LED Lighting
- ⇒ Occupancy Q1 2022
- ⇒ 800 amp, 480v 3 Phase Electric
- ⇒ **For Lease: \$7.00/SF/YR + NNN**
- ⇒ **For Sale: \$4,800,000 (\$74.40/SF)**



CONTACT US

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berwin@thegibsoncompany.com



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)

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



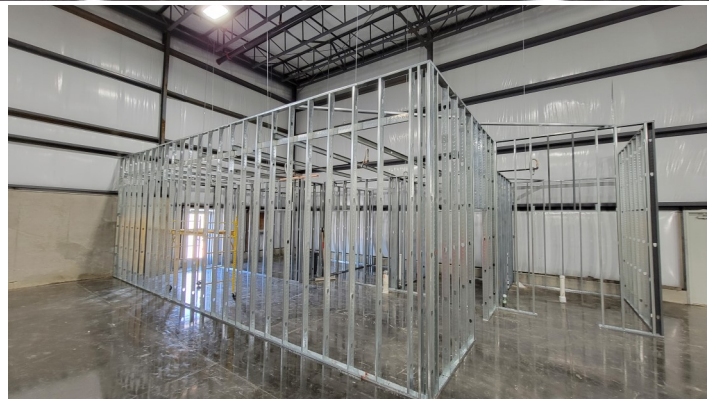
This drawing is conceptual only and for the convenience of reference. It should not be relied upon as representation express or implied, of the final size, location or dimensions of any lot or building area. The developer expressly reserves the right to make any modifications, revisions, and changes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

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PROPERTY PICTURES



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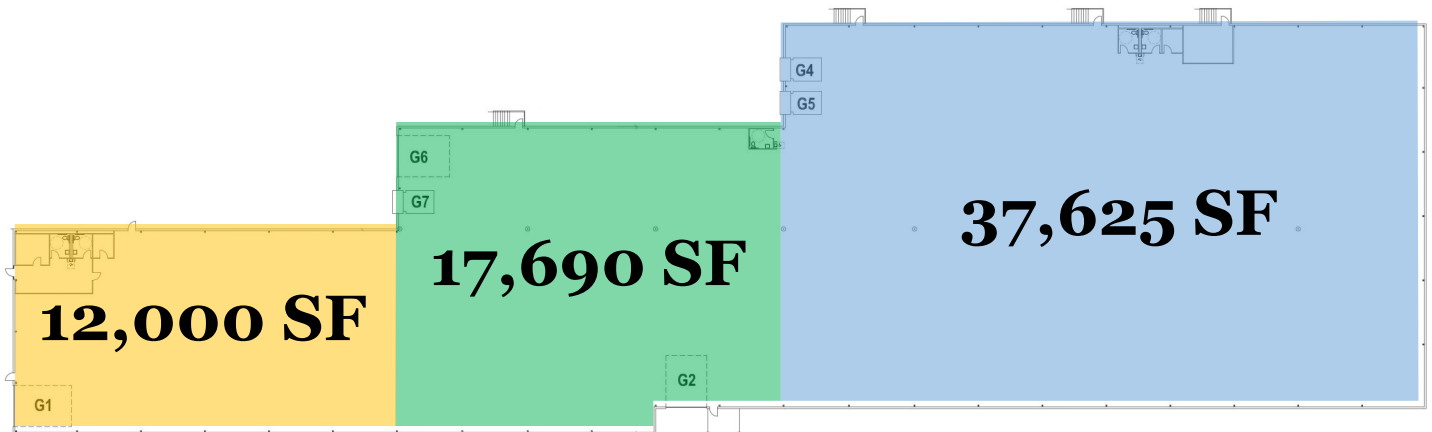
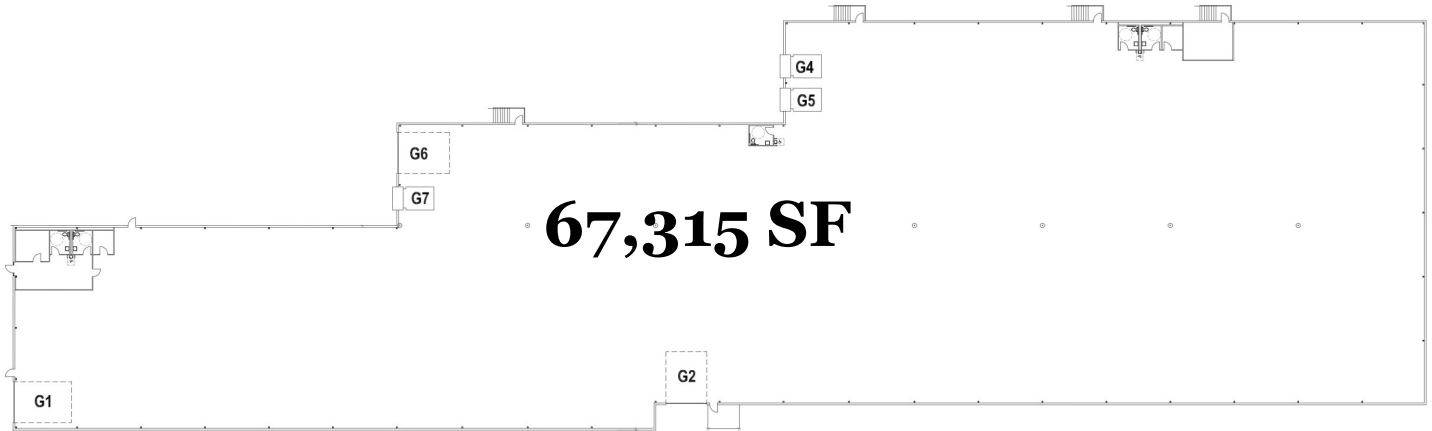
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FLOOR PLAN



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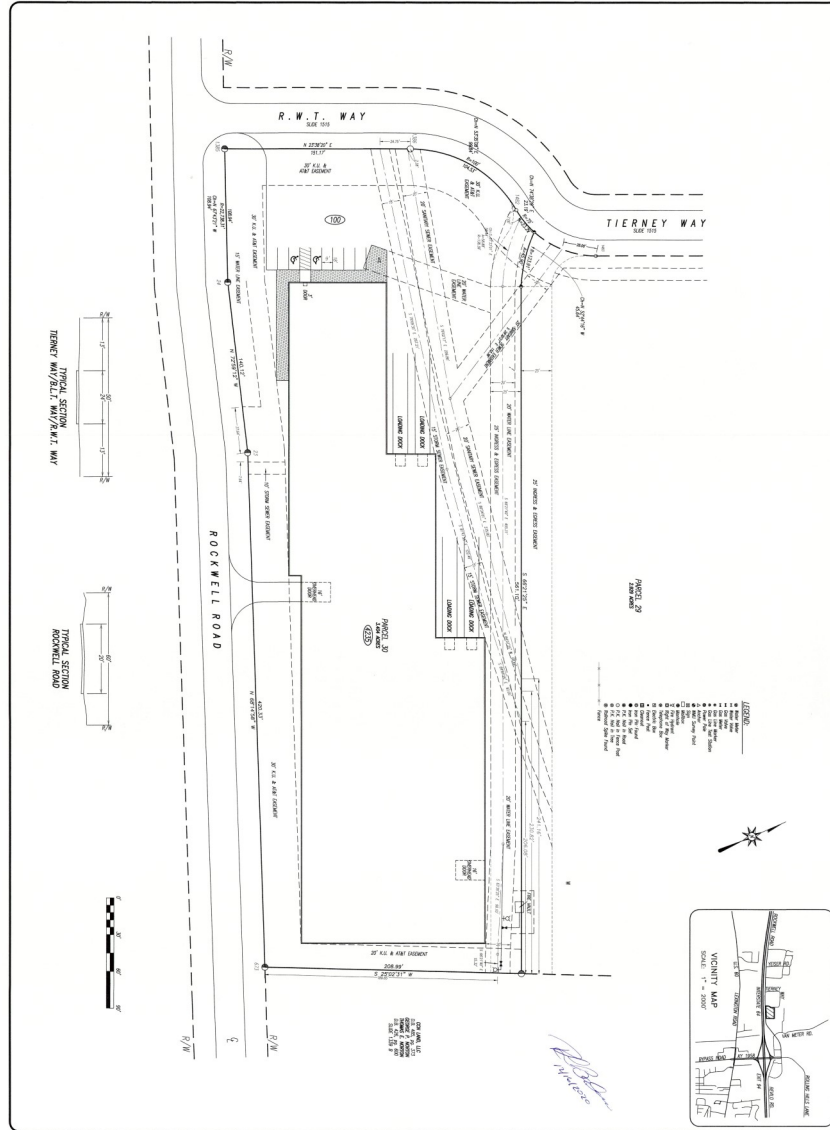
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SHEET	1 OF 1
DATE	11/11/2011
SCALE	AS SHOWN
PROJECT	TIERNEY STORAGE, LLC
LOCATION	100 TIERNEY WAY
DRAWN BY	B. ERWIN
CHECKED BY	B. ERWIN
APPROVED BY	B. ERWIN

SITE PLAN
TIERNEY STORAGE, LLC
100 TIERNEY WAY



Baldwin Engineering
115 South Highland Street - PO Box 4111
Winchester, Kentucky 40392



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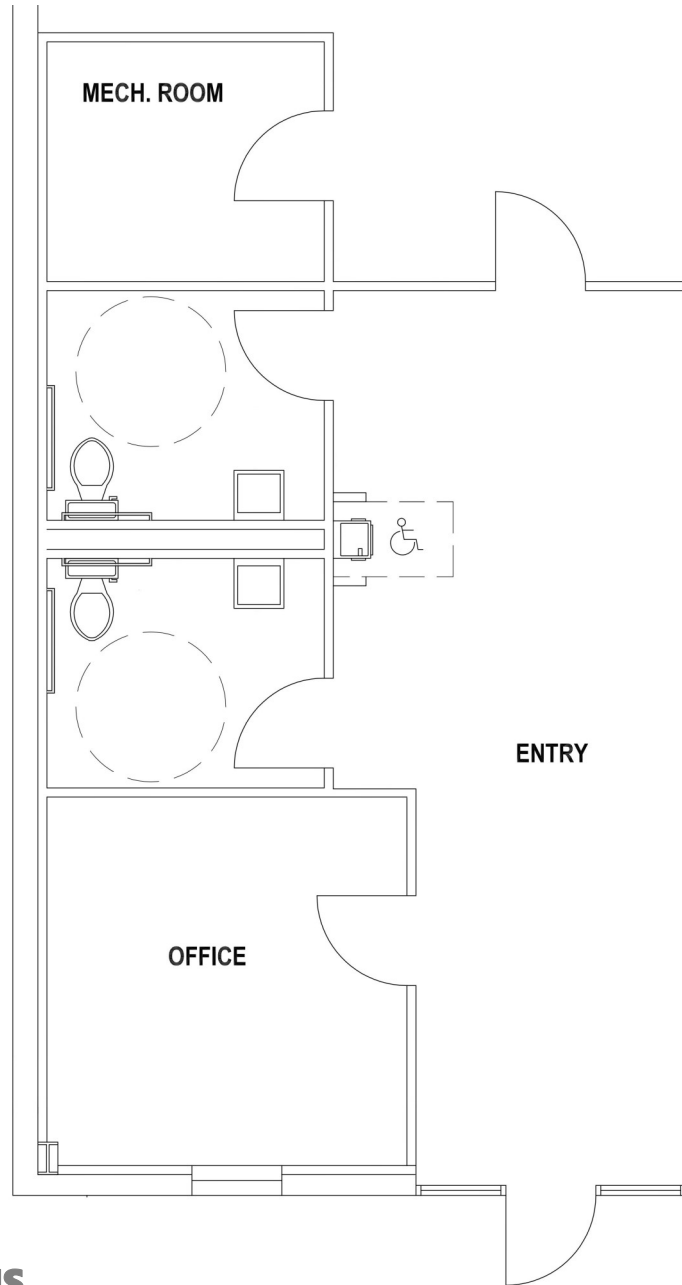
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OFFICE PLAN



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BUILDING SPECS

Total Building SF	67,315 SF
Divisible To	12,000 SF / 17,690 SF / 37,625 SF
Acres	3.404 +/- ac
Dock Doors	(3) 9'x10' with levelers and shelters
Drive-In Doors	(3) 16'x16'
Clear Height	24'
Column Spacing	50' x 80'
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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