

# INDUSTRIAL WITH RAIL & CRANES

282 Tierney Way  
Winchester, KY 40391



## PROPERTY FEATURES

- ⇒ 47,621 Total SF on 4.87 ac (1 mi from I-64)
- ⇒ 46,200 SF Warehouse & 1,421 SF Office
- ⇒ 29' Clear Height (100' Free Span)
- ⇒ (2) Interior Docks (2) Exterior Docks
- ⇒ (1) Drive-In Door
- ⇒ (2) 30-Ton Cranes (24'6" clearance)
- ⇒ Rail Spur Runs Through Building
- ⇒ 3 Phase - 480 volt - 1200 amp
- ⇒ 18" Reinforced Concrete Floor
- ⇒ Truck Weigh Scale
- ⇒ \$35,000/mo (\$8.82/SF) + NNN



## CONTACT US

**Brian Erwin, SIOR, CCIM**  
859-492-5416  
berwin@thegibsoncompany.com

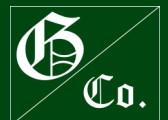


## DRIVING DISTANCES

**INTERSTATE 64 - 1 MILE**  
**LEXINGTON, KY - 15 MILES**  
**TOYOTA (GEORGETOWN, KY) - 30 MILES**  
**AMAZON (HEBRON, KY) - 90 MILES**  
**LOUISVILLE, KY - 91 MILES**

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1050 Monarch St #200  
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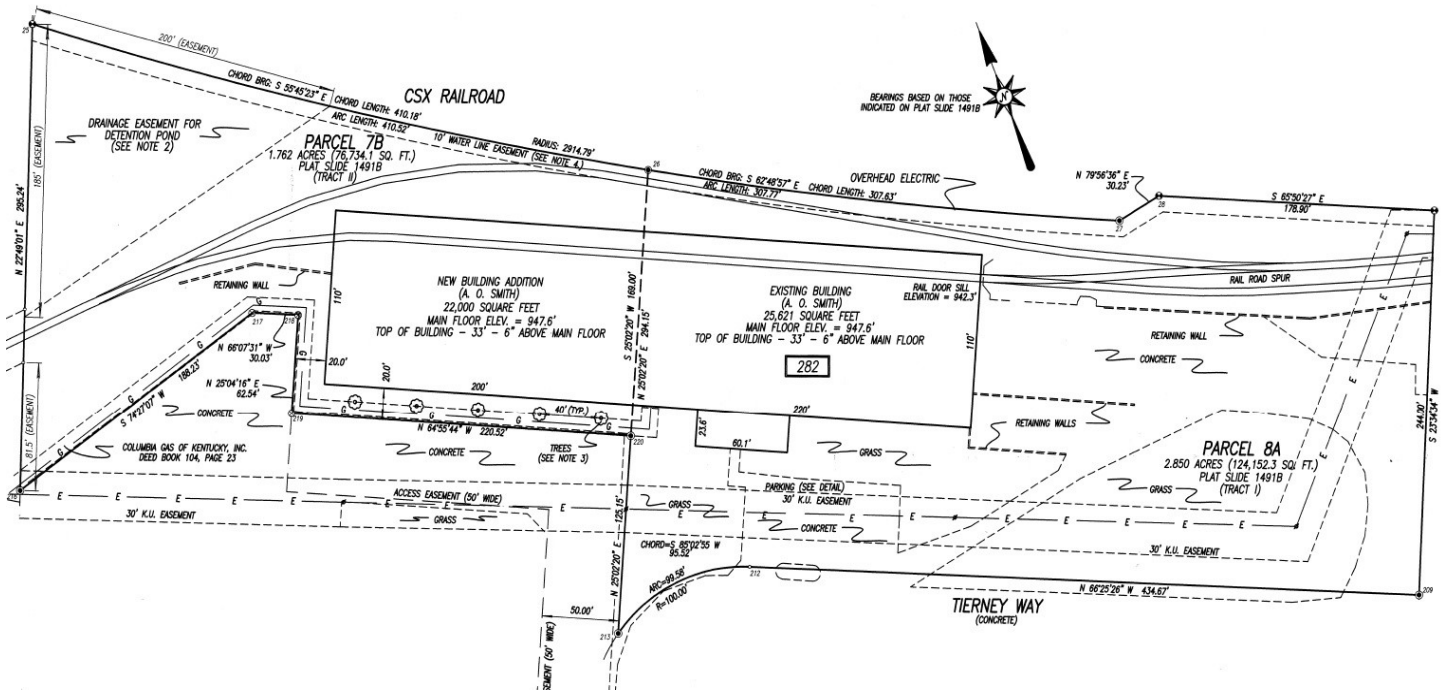


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## SITE PLAN



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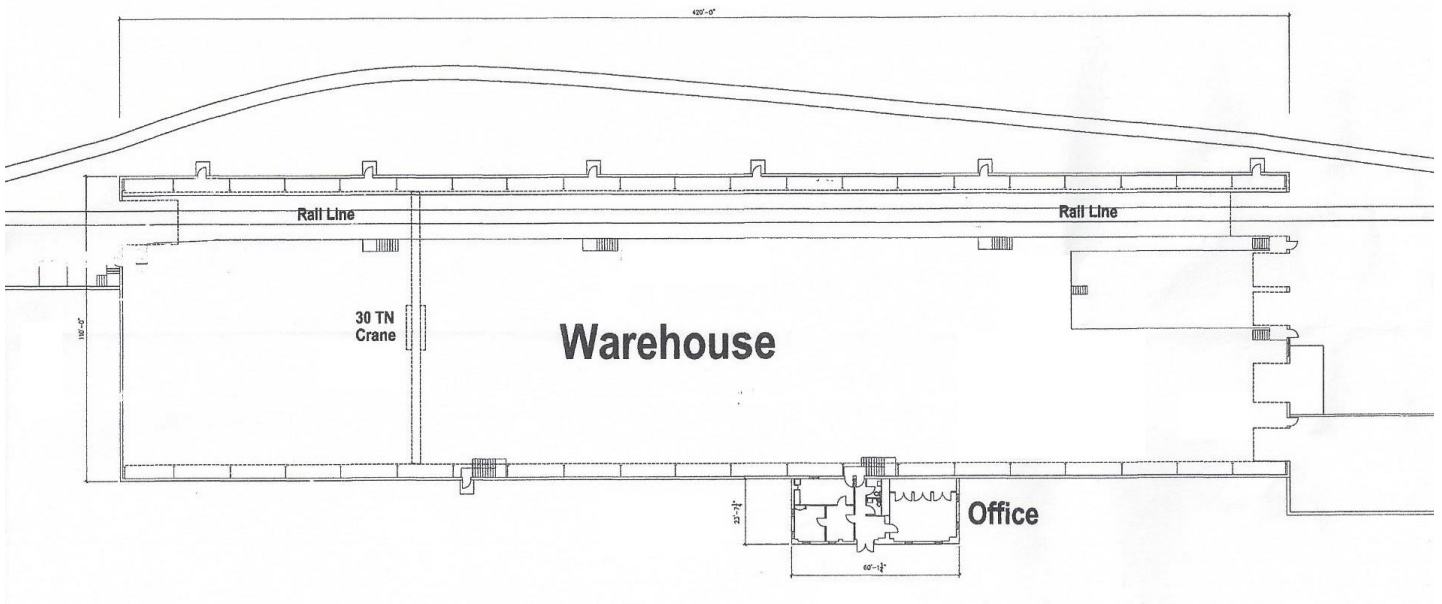


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## FLOOR PLAN



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