



19,825 SF Industrial Facility near I-64



FOR SALE | 375 Tierney Way

WINCHESTER, KY 40391

PROPERTY SUMMARY

19,825 SF INDUSTRIAL FACILITY NEAR I-64

375 TIERNEY WAY
WINCHESTER, KY 40391

OFFERING SUMMARY

SALE PRICE:	\$1,586,000
AVAILABLE SF:	19,825 SF
LOT SIZE:	1.08 Acres
PRICE / SF:	\$80.00

PROPERTY SUMMARY

SVN Stone Commercial Real Estate is pleased to present an exceptional opportunity to purchase a stand-alone industrial facility located at 375 Tierney Way in Winchester, Kentucky. The property consists of approximately 19,825 square feet situated on 1.08 acres, zoned Light Industrial (I-1), and positioned within one of Winchester's most active industrial parks. The building offers a versatile configuration of warehouse and office space, suitable for a variety of industrial users, including manufacturing, warehousing, and service operations.

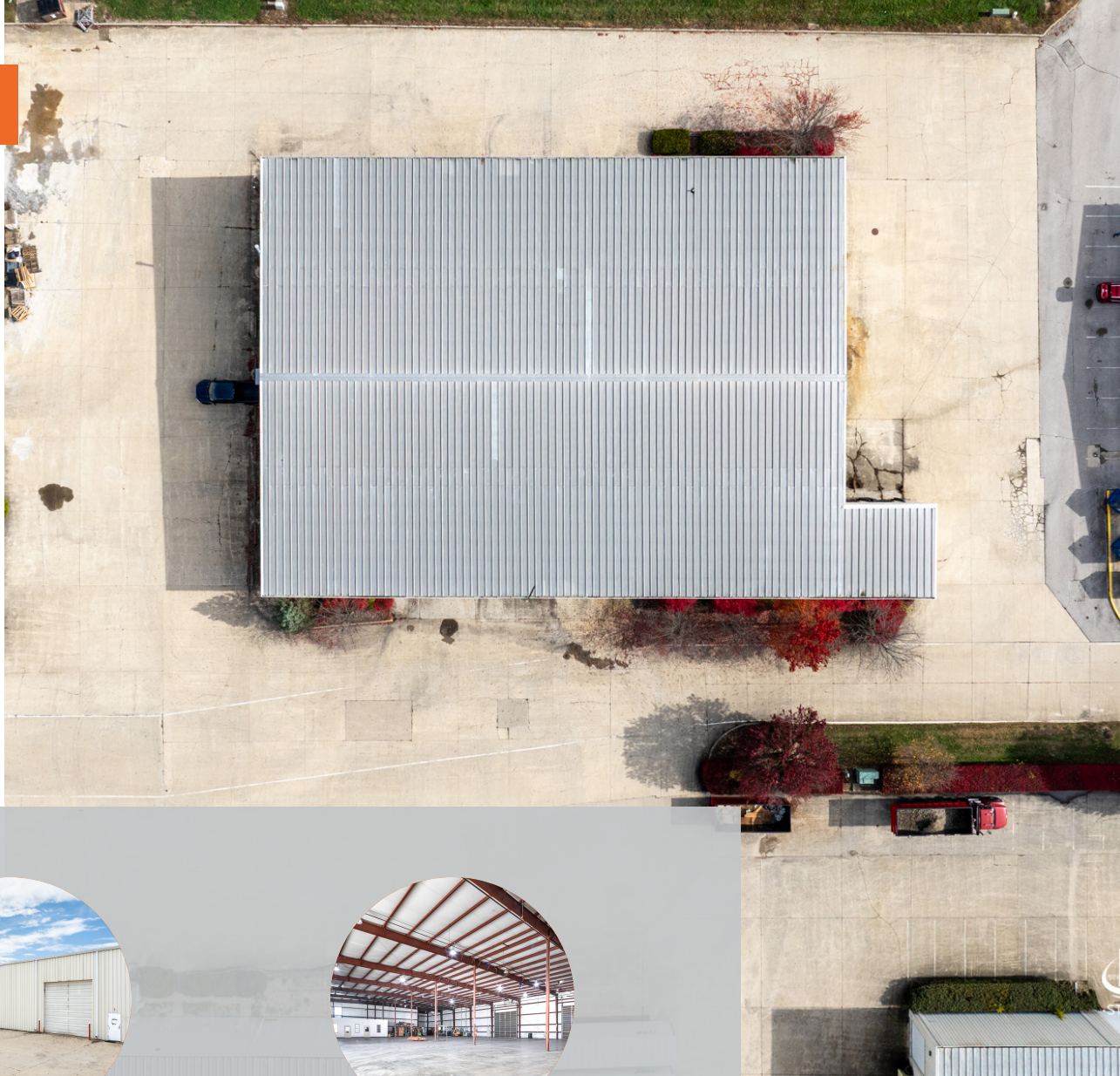
Strategically located just minutes from Interstate 64, the property provides exceptional access to the greater Central Kentucky region and major transportation routes. Constructed of steel and metal, the facility boasts four (4) grade-level drive-through doors, two (2) dock-high doors with levelers, 480V three-phase power, 22-foot clear heights at the peak, a six-inch reinforced concrete slab, compressed air drops, and a concrete truck court providing excellent maneuverability for large vehicles. The building also features multiple private offices, restrooms, and a conference area—ideal for administrative use.

With demand for industrial property in the Lexington–Winchester market continuing to grow, this offering presents an outstanding opportunity for both owner-occupants and investors seeking functional, high-quality industrial space in a supply-constrained market.



PROPERTY HIGHLIGHTS

- 4 Grade Level Drive Drive-Through Doors
- 2 dock-high doors with levelers
- 480V three- phase heavy power
- 22' clear height
- Private offices
- Compressed Air Drops



2 DOCK HIGH DOORS



**4 GRADE LEVEL
DOORS**



22' CLEAR HEIGHT

AERIAL PHOTO



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADVISOR BIO



JOHN BUNCH, SIOR

Senior Advisor

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Direct: **859.306.0602** | Cell: **859.433.8911**

PROFESSIONAL BACKGROUND

John Bunch is a Senior Advisor with SVN Stone Commercial Real Estate in Lexington, Kentucky where he leads the Industrial real estate division of SVN Stone Commercial Real Estate.

John specializes in the acquisition, disposition, and re-tenanting (landlord and tenant rep) of industrial assets throughout Central Kentucky. Asset types serviced include: light/heavy manufacturing, distribution space, industrial outdoor storage (IOS), raw industrial land offerings, and industrial sale leasebacks.

Since starting with SVN, John has become a top producer amongst the firm nationwide being recognized by SVN International Corp. for superior performance in 2017-2022 with an invitation to President's Circle in 2020 and an invitation to Partners Circle (highest designation) in 2022. He is an active member of the Society of Industrial and Office Realtors which represents the highest echelon of producing brokers in the industrial and office space globally.

Lastly, John is a Kentucky native and graduate of the Gatton College of Business and Economics at the University of Kentucky. He enjoys spending time with his wife Maggie, his daughter and three wild boys. In his free time, he travels the country looking for snow to ski on, enjoys eating great food and drinking finely crafted Kentucky Bourbons.

You can contact him at 859.433.8911 or john.bunch@svn.com.

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ADVISOR BIO



GABE MEASNER

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PROFESSIONAL BACKGROUND

Gabe Measner serves as an Advisor at SVN Stone Commercial Real Estate. He specializes in working with clients on the buying, selling, and leasing of industrial properties. He also performs sales and leases of office and retail properties in the Central Kentucky area. Formerly, Gabe was the Director of Development for 8 years at Christian Student Fellowship. During his tenure, the organization raised over 20 Million Dollars towards the construction of two new facilities on the University of Kentucky campus, and the annual fund for day-to-day ministry work.

Gabe was born and raised in Northern Kentucky before attending the University of Kentucky. He now lives in Lexington with his wife and two kids. He enjoys playing golf, cheering on the Cats, and spending time with his family and friends. You can contact Gabe at 859.630.7106 or email him at Gabe.Measner@svn.com.

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