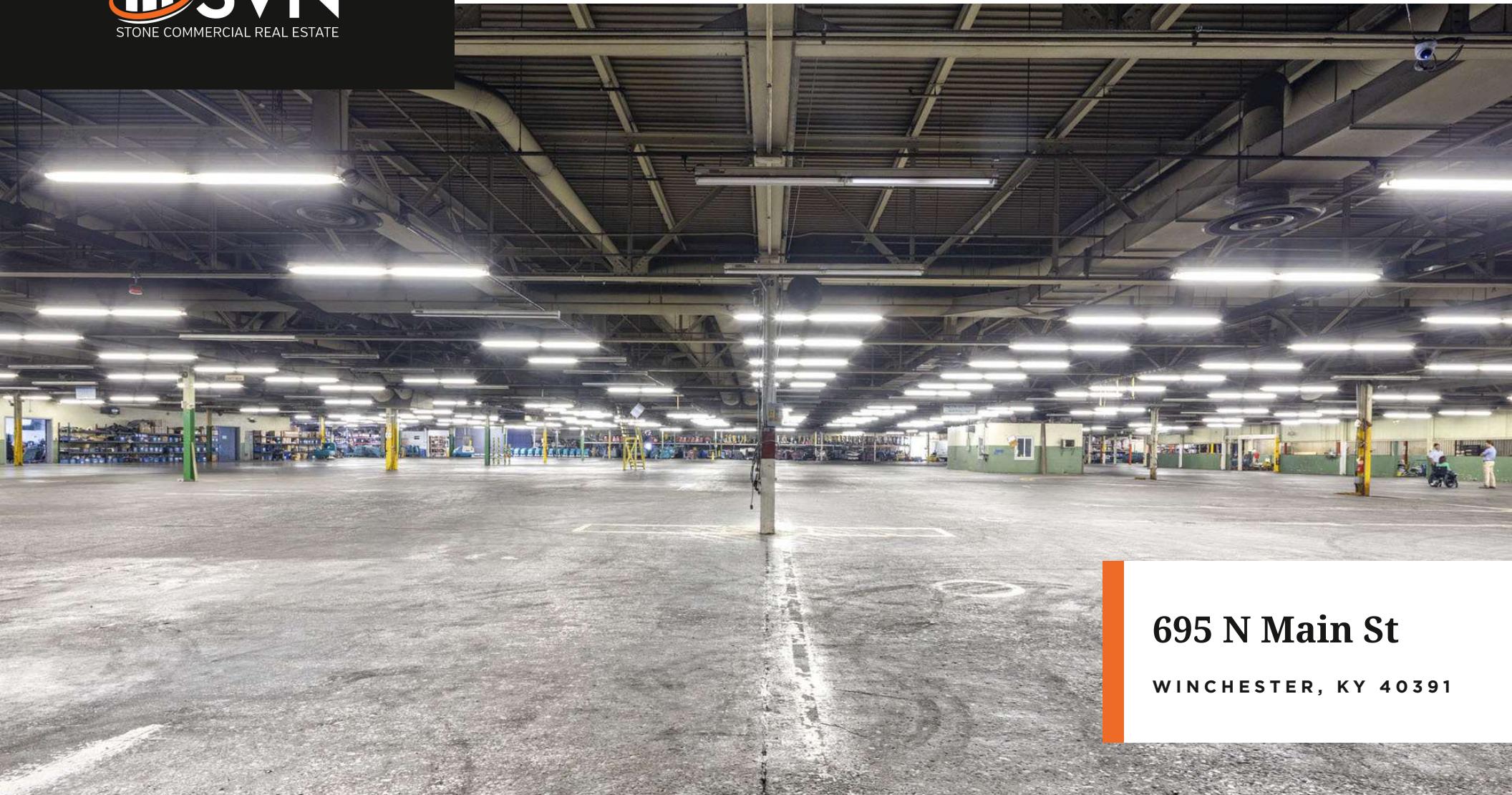




75,000 SF of Economical Overflow Storage Space



695 N Main St

WINCHESTER, KY 40391

PROPERTY SUMMARY

695 N MAIN ST

WINCHESTER, KY 40391

OFFERING SUMMARY

LEASE RATE:	\$3.75 SF/yr
BUILDING SIZE:	75,000 SF
LEASE TYPE:	MG

PROPERTY SUMMARY

SVN Stone Commercial Real Estate is pleased to present this 75,000 square foot industrial building for lease, located at 695 N Main Street in Winchester, Kentucky. The property is ideally suited for storage, warehousing, or light distribution uses.

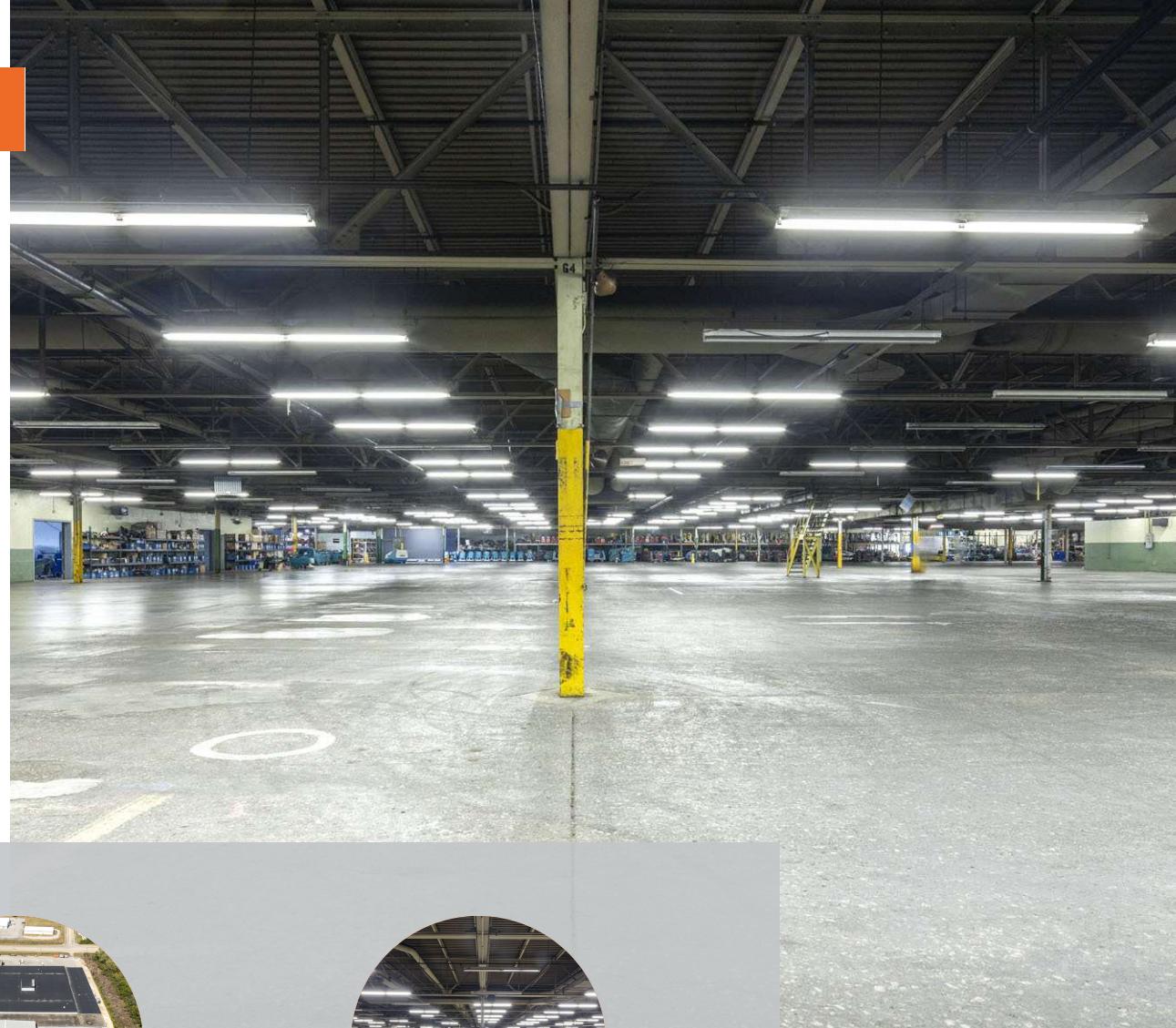
The facility features one grade-level drive-in door and one dock-height door, providing convenient access for a variety of operational needs. With excellent proximity to I-75 and I-64, tenants will benefit from efficient regional connectivity to Lexington, Louisville, Cincinnati, and surrounding Central KY markets.

This property offers a functional and cost-effective solution for companies seeking large-scale storage or distribution space in Central Kentucky.



PROPERTY HIGHLIGHTS

- ±75,000 SF
- Ideal for storage, warehousing, or light distribution uses
- One grade-level drive-in door and one dock-height door
- Open layout suitable for a wide range of industrial or logistics operations
- Excellent regional access to I-64 and I-75
- Located within Winchester's established industrial corridor with strong workforce availability
- Cost-effective solution for large-scale users seeking Central Kentucky distribution space



\$3.75 / SF / YR



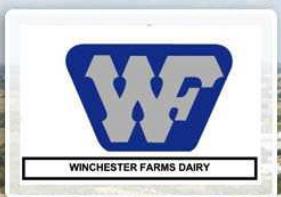
75,000 SF



**MODIFIED GROSS
LEASE**

AERIAL

Catalent



I-64 | 45,072+ VPD

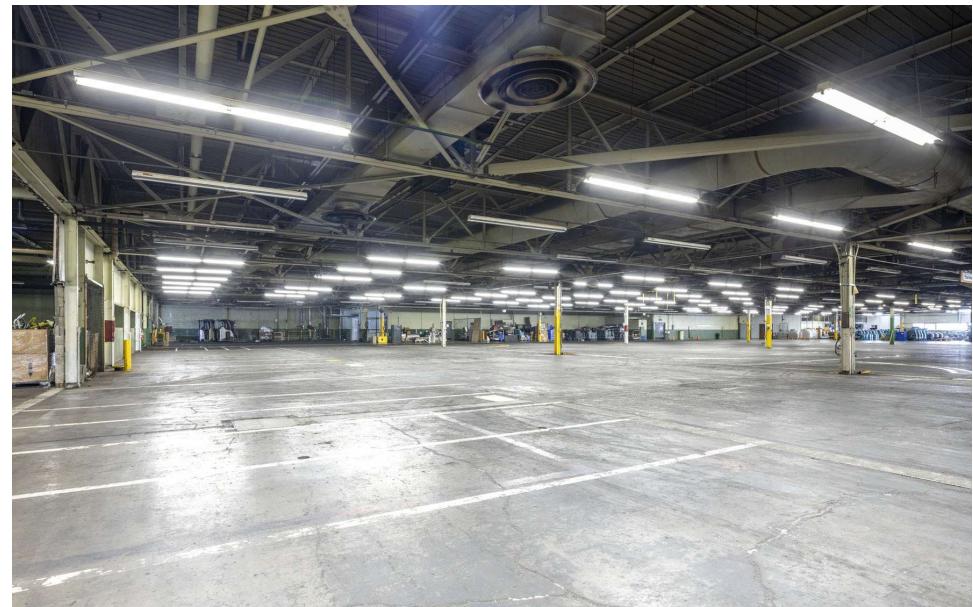
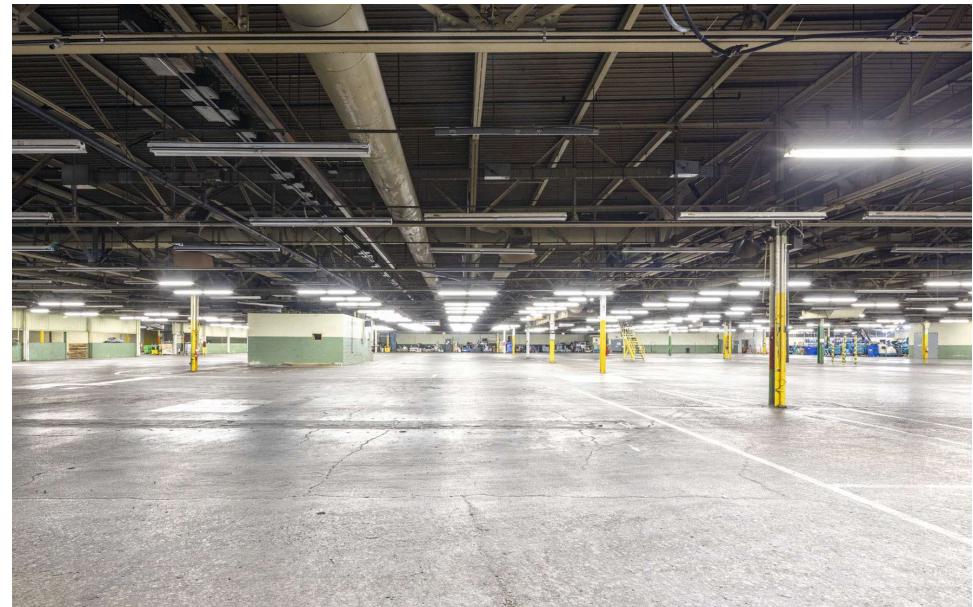
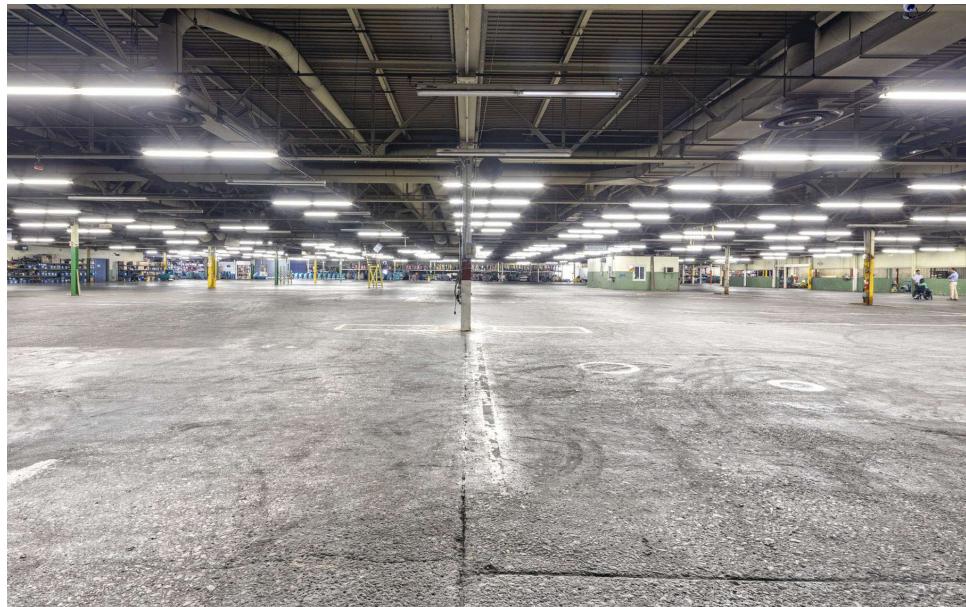
INTERSTATE
64

Veterans Memorial Parkway | 7,979+ VPD

N Maple St. | 10,513+ VPD

N Main St | 1,960+ VPD

INTERIOR PHOTOS





JOHN BUNCH, SIOR

Senior Advisor

john.bunch@svn.com

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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GABE MEASNER

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Direct: **859.306.0607** | Cell: **859.630.7106**

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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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.