

FOR LEASE

INDUSTRIAL

475 GAWTHROP DR.

WINCHESTER, KY 40391



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01: EXECUTIVE SUMMARY

475 GAWTHROP DR.



LOCATION DESCRIPTION & HIGHLIGHTS

475 Gawthrop Drive (Lexington MSA) is located in Winchester, KY off Rockwell Road, 11.5 miles east of Lexington, KY, 15 miles east of downtown Lexington, 11 miles from the I-64/I-75 cross, 4.5 miles to I-64, 25 miles from Bluegrass International Airport.

With an MSA over 645,000, Lexington is the second largest market in the Commonwealth of Kentucky. Central Kentucky provides a strategic location for businesses through access to a highly educated labor force, low startup and operational costs, below average cost of living and its location at the I-75/I-64 intersection providing a 24 hour or less drive to approximately 70% of the United States population.

- 15,368 SF free standing single tenant industrial building
- Up to +/- 1 AC outside storage if needed
- LED lighting
- 16-24' clear height
- Dock and drive-in
- Clear span



**15,368 SF
AVAILABLE**



**\$6.50 PSF+
NNN**



**ZONED
PD**

02: PROPERTY OVERVIEW

PROPERTY SPECIFICATIONS 475 GAWTHROP DR.



Address	475 Gawthrop Drive, Winchester, KY 40391
Year Built	Early 2000's/2022
Total Square Feet	30,736 SF (two free standing buildings)
Available Square Feet	15,368
Office Square Feet	2,659 SF
Site Size	7.631 Acres
Lease Rate/Type	\$6.50 PSF/NNN (est. \$1.50 PSF)
Construction/Class	Pre-engineered metal
Dimensions	75' x 204'
Lighting	LED
Clear Height	16-24' clear height
Column Spacing	Clear span
Floor Thickness/Type	Minimum 5" reinforced
Power	600 AMP, 3 phase
Dock/Drive-in Doors	1 with a edge of dock leveler / 1
Zoning	PD
Car Parking	+/- 50
Trailer Parking/Outside Storage	+/- 1.02 AC
HVAC Warehouse/Office	100% climate controlled if needed
Signage	Building signage available
Other Features	Asphalt overlay and striped parking lot, new exterior paint, new exterior LED wall packs, new interior LED lighting, all in 2022.

02: PROPERTY OVERVIEW

ADDITIONAL PHOTOS
475 GAWTHROP DR.



03: LOCATION INSIGHTS

AERIAL
495 GAWTHROP DR.

