

# 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**



**\$6.00 PSF+  
NNN**



**ZONED  
PD**

# 02: PROPERTY OVERVIEW

## PROPERTY SPECIFICATIONS 475 GAWTHROP DR.



<b>Address</b>	475 Gawthrop Drive, Winchester, KY 40391
<b>Year Built</b>	Early 2000's/2022
<b>Total Square Feet</b>	30,736 SF (two free standing buildings)
<b>Available Square Feet</b>	15,368
<b>Office Square Feet</b>	2,659 SF
<b>Site Size</b>	7.631 Acres
<b>Lease Rate/Type</b>	\$6.00 PSF/NNN (est. \$1.50 PSF)
<b>Construction/Class</b>	Pre-engineered metal
<b>Dimensions</b>	75' x 204'
<b>Lighting</b>	LED
<b>Clear Height</b>	16-24' clear height
<b>Column Spacing</b>	Clear span
<b>Floor Thickness/Type</b>	Minimum 5" reinforced
<b>Power</b>	600 AMP, 3 phase
<b>Dock/Drive-in Doors</b>	1 with a edge of dock leveler / 1
<b>Zoning</b>	PD
<b>Car Parking</b>	+/- 50
<b>Trailer Parking/Outside Storage</b>	+/- 1.02 AC
<b>HVAC Warehouse/Office</b>	100% climate controlled if needed
<b>Signage</b>	Building signage available
<b>Other Features</b>	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.

