



FOR LEASE

435 E WASHINGTON ST

177,253 SF

WINCHESTER, KY

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PHOENIX
INVESTORS

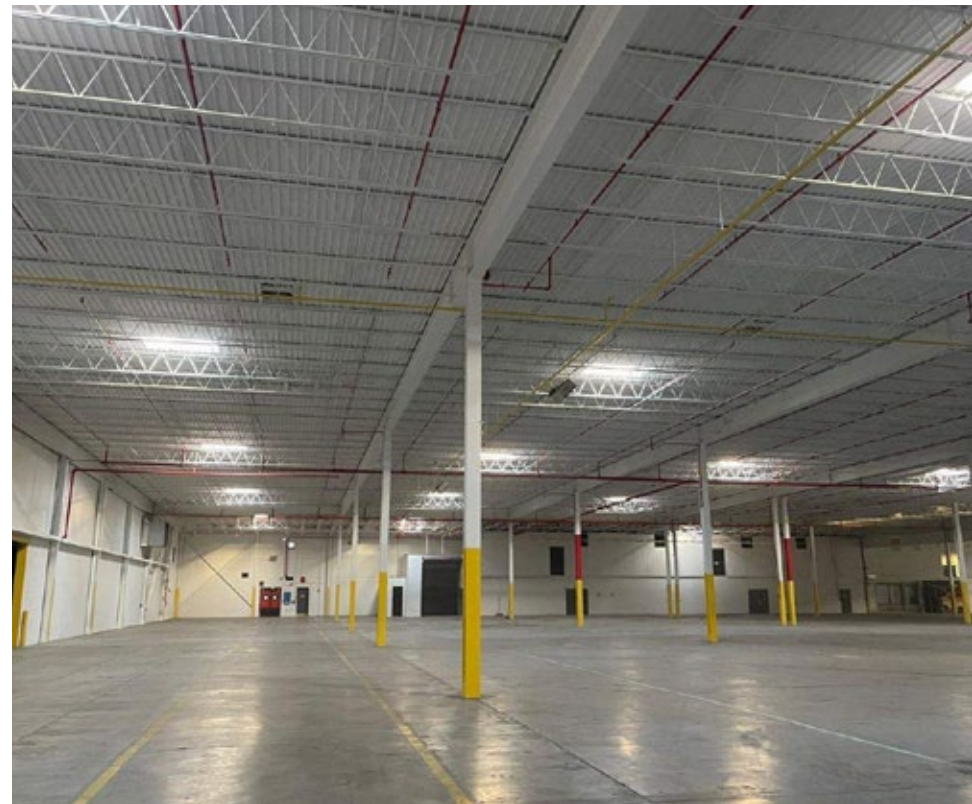
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PROPERTY DETAILS

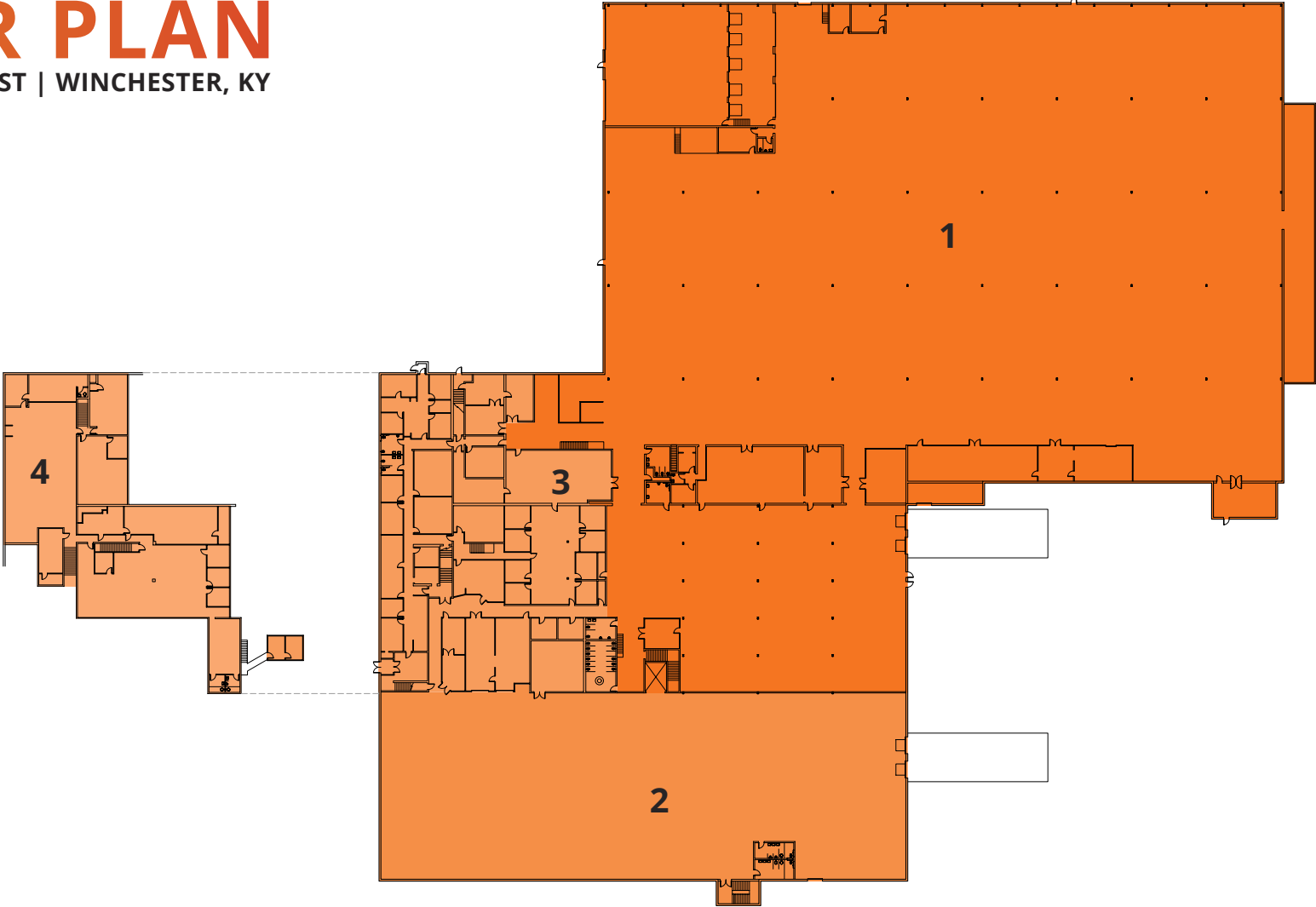
435 E WASHINGTON ST | WINCHESTER, KY

AVAILABLE SPACE	177,253 SF
WAREHOUSE/ MANUFACTURING SPACE	146,002 SF
FIRST FLOOR OFFICE	19,199 SF
SECOND FLOOR OFFICE	12,052 SF
ELEVATOR	1
DRIVE-IN DOORS	2
DOCK DOORS	9
CLEAR HEIGHT	19' 5" - 30'
ROOF	TPO
WALLS	Metal & Masonry
FLOORS	6" Reinforced Concrete
YEAR BUILT	1953 - 1973
YEAR RENOVATED	2020
FIRE SUPPRESSION	100% Wet
LIGHTING	LED
POWER	3 Substations 480V/7,200 Amps
PARKING	134 Surface Spaces
LAND AREA	24.70 Acres
ZONING	I-1: Light Industrial District
PARCEL ID	065-0000-04700
ADDITIONAL FEATURES	100% Fenced with Cameras & Badge Readers
OPEX ESTIMATE	\$0.98/SF



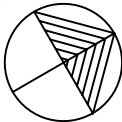
FLOOR PLAN

435 E WASHINGTON ST | WINCHESTER, KY



NUMBER	SPACE DESIGNATION	CLEAR HEIGHT	COLUMN SPACING	SQUARE FEET
1	WAREHOUSE/ MANUFACTURING	19' 5" - 23' 9"	40' x 50'	117,013 SF
2	WAREHOUSE/ MANUFACTURING	30'	N/A	28,988 SF
3	FIRST FLOOR OFFICES	N/A	N/A	19,199 SF
4	SECOND FLOOR OFFICES	N/A	N/A	12,052 SF
TOTAL				177,253 SF

VIEW A VIDEO OF THIS PROPERTY



LOCATION MAP

435 E WASHINGTON ST | WINCHESTER, KY

LOUISVILLE, KY	94 MILES
CINCINNATI, OH	99 MILES
COLUMBUS, OH	206 MILES
INDIANAPOLIS, IN	209 MILES

