

# FOR LEASE

DISTRIBUTION, WAREHOUSE, MANUFACTURING



**130 ECTON ROAD**  
WINCHESTER, KY 40391



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# 01: EXECUTIVE SUMMARY

130 ECTON ROAD



## PROPERTY HIGHLIGHTS

### RENOVATED

Full industrial clean, new siding, new insulation, LED's, and interior paint.

### BELOW MARKET NNN

Below market NNN/Operating Expenses.

### SPRINKLER

Full-coverage wet sprinkler system.

### STORAGE

Trailer parking/outside storage potential.

### POWER

Heavy 780/840 KVA, 1200 AMP, 480/277V Main 3 phase power.

### AVAILABLE SF

+/- 40,000-332,138 SF.



40,000 SF -  
230,629 SF




\$3.25 PSF+  
NNN



ZONED  
I-1

# 02: PROPERTY OVERVIEW

## PROPERTY SPECIFICATIONS 130 ECTON ROAD



<b>Building Name</b>	130 Ecton Road, Building 1
<b>Address</b>	130 Ecton Road, Winchester, KY 40391
<b>Year Built/Renovated</b>	1950s/2025
<b>Total Square Feet</b>	230,629 SF
<b>Available Square Feet</b>	Appx. 40,000 - 230,629 SF
<b>Office Square Feet</b>	Front: 5,264 SF; Break Room: 1,459 SF; Back: 288 SF
<b>Site Size</b>	14.984 Acres
<b>Lease Rate/Type</b>	\$3.25 PSF/NNN (Est. \$0.45 PSF)
<b>Utilities</b>	Kentucky Utilities (separate), Winchester Municipal (shared with Building 2), Columbia Gas (shared with Building 2)
<b>Construction/Class</b>	Metal/B
<b>Dimensions</b>	Front: 340' x 426'; Back: 252' x 312'
<b>Lighting</b>	T5 / T8, retrofitted to LED as needed
<b>Clear Height</b>	See Drawings 11.6' at eaves to 23.5' at center, 25.5' to decking
<b>Roof Type/Age</b>	TPO/2015
<b>Column Spacing</b>	50' x 25'
<b>Floor Thickness/Type</b>	4" - 6"/Concrete
<b>Pneumatic Airlines/Compressors</b>	(2) 75 hp compressors and dryers with some airlines through building
<b>Power</b>	780/840 KVA, 1200 AMP, 480/277 V Main 3 Phase
<b>Dock/Drive-in Doors</b>	12/3
<b>Levelers</b>	Automatic Hydraulic Pit Levelers
<b>Sprinkler System</b>	Wet

# 02: PROPERTY OVERVIEW

PROPERTY SPECIFICATIONS  
130 ECTON ROAD



<b>Zoning</b>	I-1
<b>Trailer Parking/Outside Storage</b>	Available with additional on-site land
<b>HVAC Warehouse/Office</b>	Radiant Gas/Heat Pump
<b>Security</b>	Security System in place and monitored
<b>Signage</b>	Available
<b>Recent/Planned Improvements</b>	New siding, full industrial interior clean, lighting, insulation, interior paint
<b>Previous Use</b>	Mattress & Box Spring manufacturing
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<b>Building Name</b>	130 Ecton Road, Building 2
<b>Address</b>	130 Ecton Road, Winchester, KY 40391
<b>Year Built/Renovated</b>	1950s/2025
<b>Total Square Feet</b>	101,507 SF
<b>Available Square Feet</b>	101,507 SF
<b>Office Square Feet</b>	476 SF
<b>Site Size</b>	14.984 Acres
<b>Lease Rate/Type</b>	\$3.25 PSF/NNN (Est. \$0.45 PSF)
<b>Utilities</b>	Kentucky Utilities (separate), Winchester Municipal (shared with Building 1), Columbia Gas (shared with Building 1)
<b>Construction/Class</b>	Metal/B
<b>Dimensions</b>	240' x 422'
<b>Lighting</b>	LED
<b>Clear Height</b>	11.4' at eaves to 23.6' at center, 24.9' to deck

# 02: PROPERTY OVERVIEW

PROPERTY SPECIFICATIONS  
130 ECTON ROAD

<b>Roof Type/Age</b>	TPO/2019
<b>Column Spacing</b>	48' x 20'
<b>Floor Thickness/Type</b>	4" - 6"/Concrete
<b>Power</b>	500 KVA, 1200 AMP, 480/277 V, 3 Phase Main
<b>Dock/Drive-in Doors</b>	2/1
<b>Levelers</b>	Automatic Hydraulic Pit Levelers
<b>Sprinkler System</b>	Wet
<b>Zoning</b>	I-1
<b>Trailer Parking/Outside Storage</b>	Available with additional on-site land
<b>HVAC Warehouse/Office</b>	Radiant Gas/Heat Pump
<b>Security</b>	Security System in place and monitored
<b>Signage</b>	Available
<b>Previous Use</b>	Mattress & Box Spring manufacturing





# 02: PROPERTY OVERVIEW

130 ECTON ROAD

## SURVEY



# 02: PROPERTY OVERVIEW

ADDITIONAL PHOTOS  
130 ECTON ROAD



# 03: LOCATION INSIGHTS

AERIAL

130 ECTON ROAD



130 Ecton Road (Lexington MSA) is located in Winchester, KY, 18 miles east of Hamburg Pavillion in Lexington, KY, 22 miles east of downtown Lexington, 17 miles from the I-64/I-75 cross, 1.9 miles to I-64, 28 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.