

FOR LEASE

FORMER CBD MANUFACTURING WAREHOUSE FOR LEASE

240 RICKARD LANE, WINCHESTER, KY 40391



PRESENTED BY:

John Bunch, SIOR

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$5.00/SF/YR
AVAILABLE SF:	14,478 SF
ZONING:	A-1
DRIVE IN DOORS:	2
CLEAR SPAN:	Yes

PROPERTY DESCRIPTION

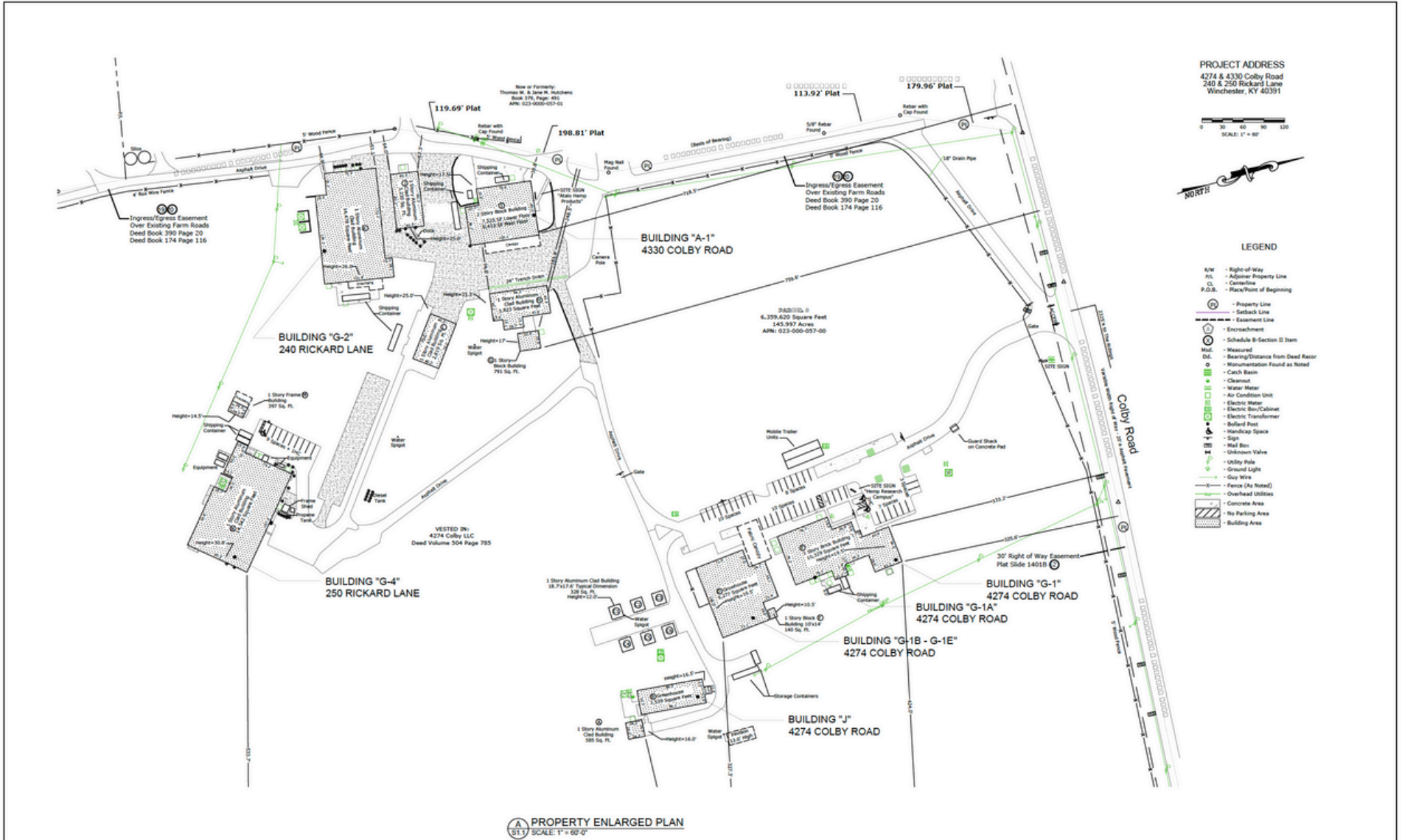
SVN Stone Commercial Real Estate is pleased to bring to market this 14,478 sq. ft. warehouse property for lease in Winchester, KY. This former CBD manufacturing facility sits on 100 acres of land in a quiet corner of Winchester. The building features 14,478 sq. ft. of clear-span warehouse space, 3-phase heavy power, gated access, and two grade-level drive-in doors. Additionally, ownership has begun fitting up the space with new restrooms and offices. The property also features an additional 24,414 sq. ft. of warehouse space, offices, and greenhouses that are currently unoccupied, making it a turnkey facility for a variety of users, such as medical cannabis.

Please contact Gabe Measner at gabe.measner@svn.com // 859.630.7106 with questions about the property.

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SITE PLAN

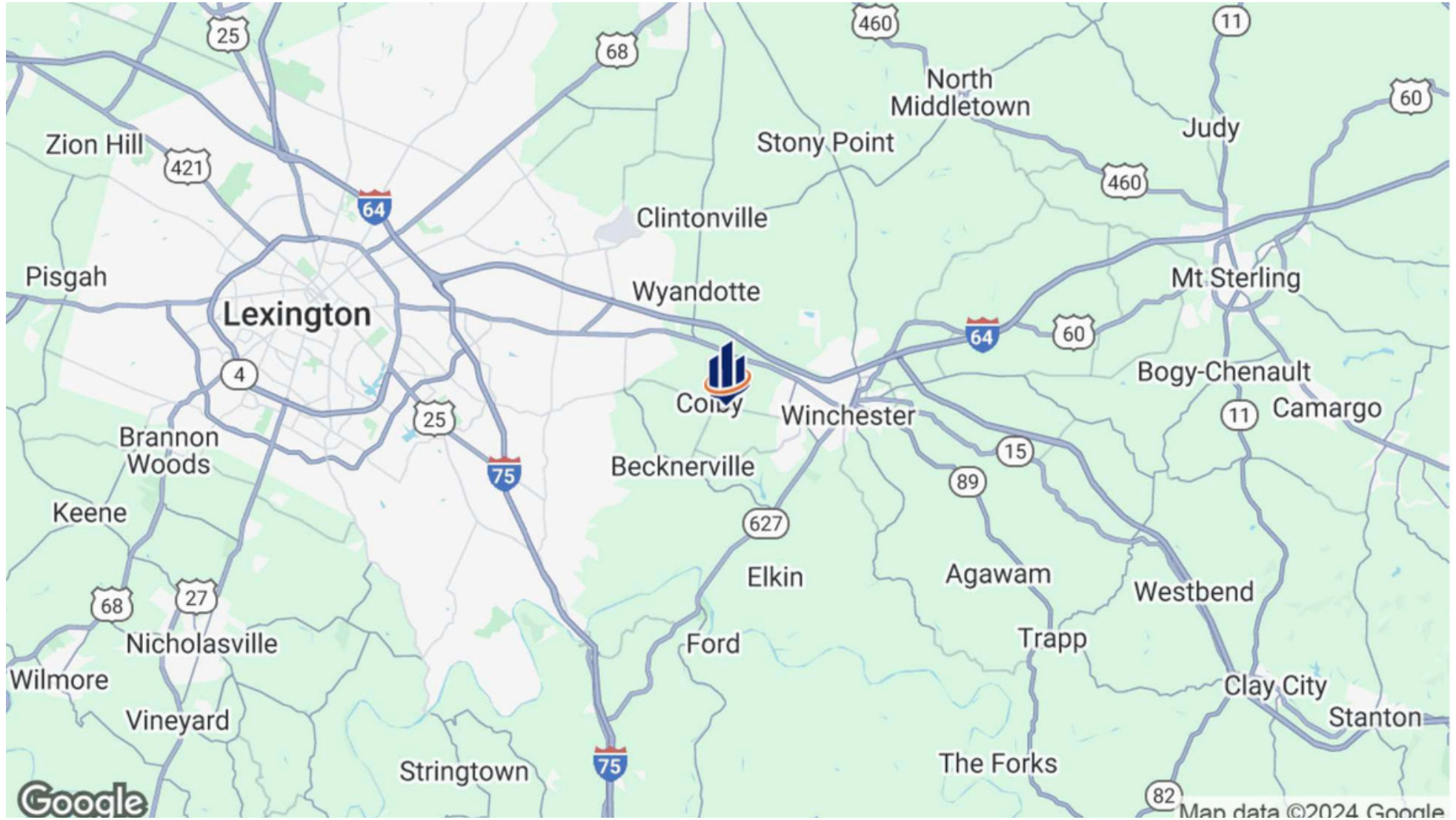


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	johnson • early • architects 131 prosperous place, suite 190 • lexington, kentucky 40509 phone: 859-259-1515 • fax: 859-231-5060 • e-mail: earlyj@architects.net	
	SITE PLAN 11/22/2023	

LOCATION MAP



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ADVISOR BIOS



Gabe Measner

Advisor SVN | Stone Commercial Real Estate

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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John Bunch, SIOR

Senior Advisor SVN | Stone Commercial Real Estate

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 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.

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DISCLAIMER

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Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

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.

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