

INDUSTRIAL FACILITY FOR LEASE or FOR SALE



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1805 FORTUNE DRIVE WINCHESTER, KY 40391

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PROPERTY DESCRIPTION:

10,000 - 57,050 SF

5.79 Acres

\$6.00 PSF/YR + NNN For Lease

\$4,800,000 For Sale

1805 Fortune Drive is an outstanding Industrial offering in Winchester's primary industrial park, located just off Interstate 64. This pre-engineered metal building was initially built in 2015 as 40,050 SF, with an additional 17,000 SF added in 2016. Potential to expand/build an additional 10,000 - 45,000 SF.

DRONE VIDEO: [CLICK HERE](#)

BUILDING PLANS: [CLICK HERE](#)

PROPERTY SPECIFICATIONS:

- 57,050 SF with 6,650 SF on mezzanine level
- 5.79 Acre site with building expansion potential
- 18' - 29' clear height
- Appropriate ratio of office to warehouse
- Abundance of restroom banks, breakroom with lockers and shower
- Automatic sprinkler system
- Fire alarm system
- Occupant Load at 1/100 = 571 main floor, 67 on mezzanine level
- Fully conditioned throughout, 2, 25 ton packaged rooftop units
- 120/280v, 3-phase power
- 3 overhead doors with dock leveler
- Skylights throughout
- LED lighting on motion sensors
- 7 Big Ass Fans
- Interior elevator lift
- Interior vault

*There is additional capacity in this owner/user's machine shop division. Separately attached is a line card listing the CNC machines and support equipment - can be made available to new tenants and worked out within the deal. [Click Here to view.](#)





LOCATION DESCRIPTION:

Located in the heart of the Winchester Industrial Park just off Interstate 64.

ADDITIONAL PHOTOS

