

**LEASE**  
**Winchester Industrial  
Facility For Lease**

**4739 ROCKWELL ROAD**

Winchester, KY 40391

**PRESENTED BY:**

**JOHN BUNCH, SIOR**

O: 859.306.0602

[john.bunch@svn.com](mailto:john.bunch@svn.com)





PROPERTY SUMMARY



LEASE RATE	\$7.85/SF/YR
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OFFERING SUMMARY

BUILDING SIZE:	25,000 SF
AVAILABLE SF:	5,000 SF
ZONING:	I-1

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PROPERTY OVERVIEW

SVN Stone Commercial Real Estate is pleased to bring to market an opportunity to lease 5,000 SF of industrial Flex property in Winchester, KY.

4739 Rockwell Road is located 15 miles east of Lexington and runs parallel to I-64. The property consists of 25,000 sf broken down into sections of 5,000 sf each.

The building contains a variety of attractive industrial features including: (1) standard height dock door, (1) grade level drive in door, 18’ clear, 6-inch concrete slab, heated warehouse space, restrooms, and climate-controlled office space.

For further information on the property or to schedule an on-site personal tour, please reach out to John Bunch at (859)-433-8911 // john.bunch@svn.com.

PROPERTY HIGHLIGHTS

- 5,000 SF Available
- \$7.85/sf/yr + NNN
- (1) Dock door and (1) drive in door



## ADDITIONAL PHOTOS



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**WINCHESTER INDUSTRIAL FACILITY FOR LEASE** | 4739 Rockwell Road Winchester, KY 40391

**SVN | STONE COMMERCIAL REAL ESTATE**



## AERIAL

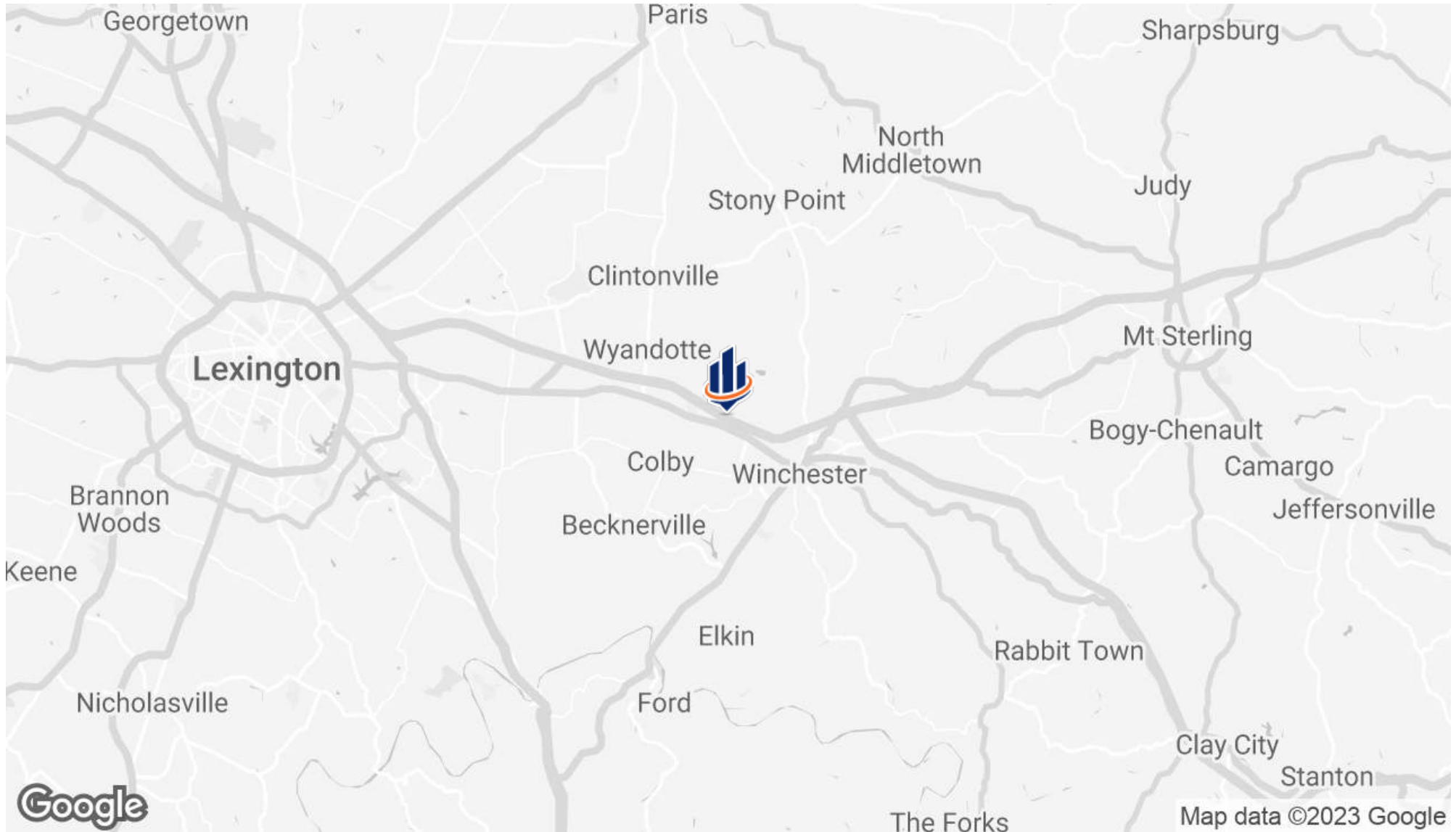


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## LOCATION MAP



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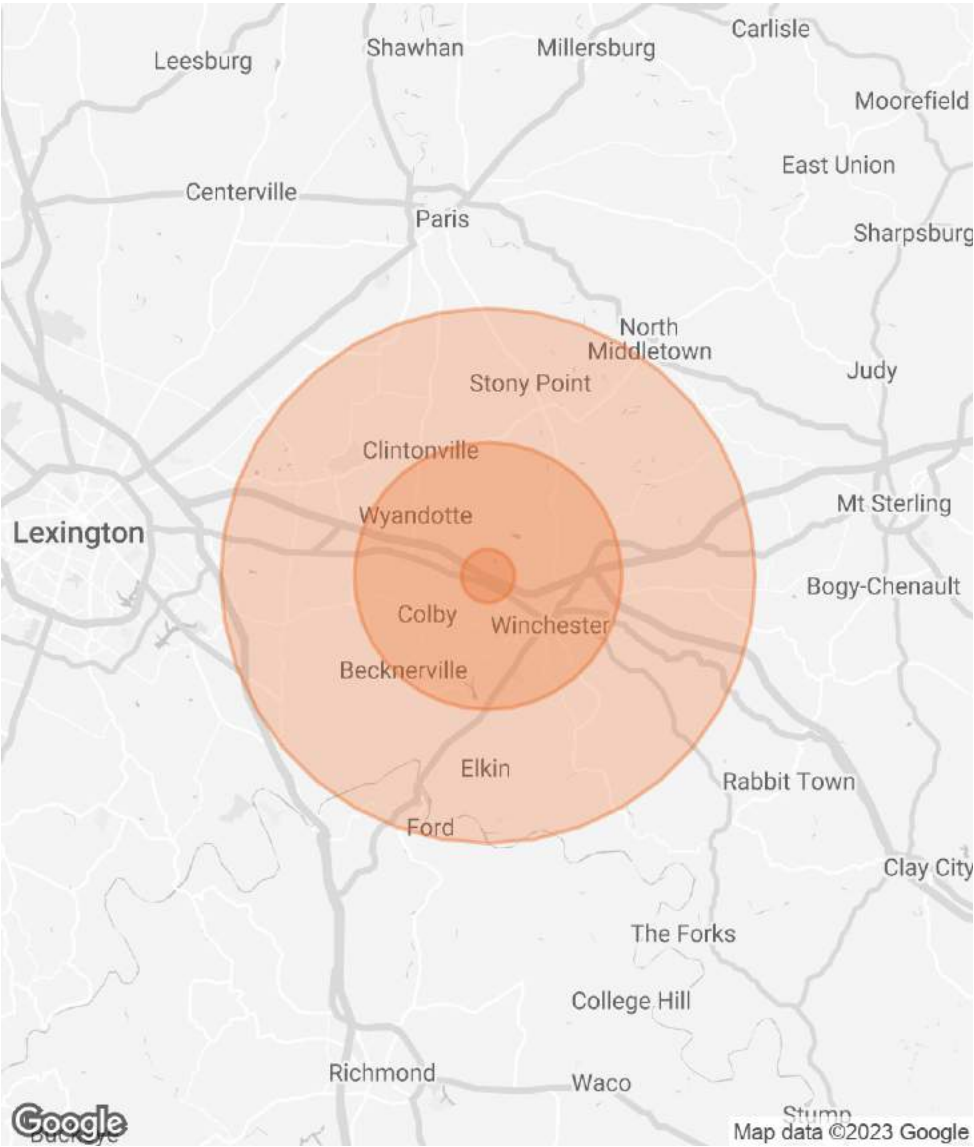


# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	471	29,749	44,427
AVERAGE AGE	39.4	37.9	38.8
AVERAGE AGE (MALE)	38.4	34.5	36.4
AVERAGE AGE (FEMALE)	39.9	40.6	40.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	195	12,333	18,175
# OF PERSONS PER HH	2.4	2.4	2.4
AVERAGE HH INCOME	\$63,552	\$56,918	\$62,498
AVERAGE HOUSE VALUE		\$183,368	\$210,217

\* Demographic data derived from 2020 ACS - US Census



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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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