

FOR LEASE

DISTRIBUTION, WAREHOUSE, MANUFACTURING



130 ECTON ROAD

WINCHESTER, KY 40391

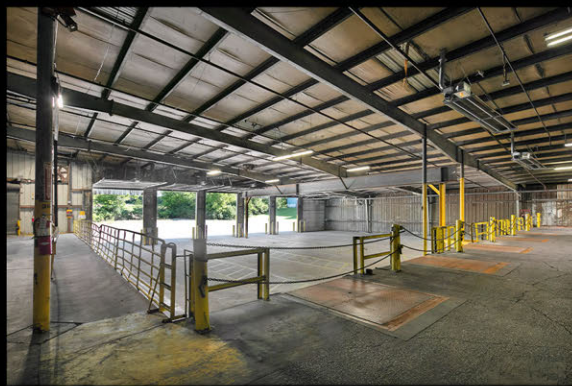
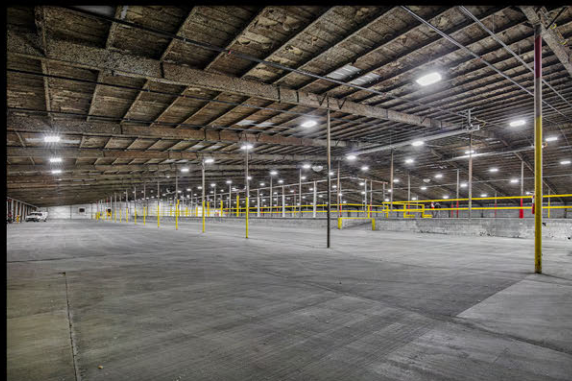


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01: EXECUTIVE SUMMARY

130 ECTON ROAD



PROPERTY HIGHLIGHTS

RENOVATED

Full industrial clean, new siding, updated insulation, and much more.

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**




**\$4.50 PSF+
NNN**



**ZONED
I-1**

02: PROPERTY OVERVIEW

PROPERTY SPECIFICATIONS 130 ECTON ROAD



Building Name	130 Ecton Road, Building 1
Address	130 Ecton Road, Winchester, KY 40391
Year Built/Renovated	1950s/2025
Total Square Feet	230,629 SF
Available Square Feet	Appx. 40,000 - 230,629 SF
Office Square Feet	Front: 5,264 SF; Break Room: 1,459 SF; Back: 288 SF
Site Size	14.984 Acres
Lease Rate/Type	\$4.50 PSF/NNN (Est. \$0.68 PSF)
Utilities	Kentucky Utilities (separate), Winchester Municipal (shared with Building 2), Columbia Gas (shared with Building 2)
Construction/Class	Metal/B
Dimensions	Front: 340' x 426'; Back: 252' x 312'
Lighting	T5 / T8, retrofitted to LED as needed
Clear Height	See Drawings 11.6' at eaves to 23.5' at center, 25.5' to decking
Roof Type/Age	TPO/2015
Column Spacing	50' x 25'
Floor Thickness/Type	4" - 6"/Concrete
Pneumatic Airlines/Compressors	(2) 75 hp compressors and dryers with some airlines through building
Power	780/840 KVA, 1200 AMP, 480/277 V Main 3 Phase
Dock/Drive-in Doors	12/3
Levelers	Automatic Hydraulic Pit Levelers
Sprinkler System	Wet

02: PROPERTY OVERVIEW

PROPERTY SPECIFICATIONS 130 ECTON ROAD



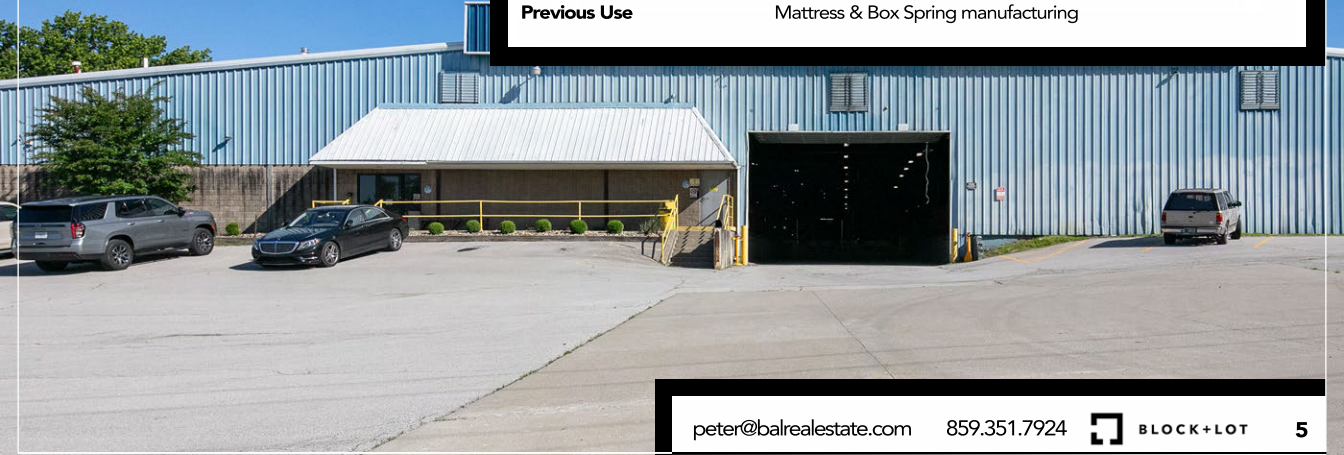
Zoning	I-1
Trailer Parking/Outside Storage	Available with additional on-site land
HVAC Warehouse/Office	Radiant Gas/Heat Pump
Security	Security System in place and monitored
Signage	Available
Recent/Planned Improvements	New siding, full industrial interior clean, lighting, insulation
Previous Use	Mattress & Box Spring manufacturing

Building Name	130 Ecton Road, Building 2
Address	130 Ecton Road, Winchester, KY 40391
Year Built/Renovated	1950s/2025
Total Square Feet	101,507 SF
Available Square Feet	101,507 SF
Office Square Feet	476 SF
Site Size	14.984 Acres
Lease Rate/Type	\$4.50 PSF/NNN (Est. \$0.68 PSF)
Utilities	Kentucky Utilities (separate), Winchester Municipal (shared with Building 1), Columbia Gas (shared with Building 1)
Construction/Class	Metal/B
Dimensions	240' x 422'
Lighting	LED
Clear Height	11.4' at eaves to 23.6' at center, 24.9' to deck
Roof Type/Age	TPO/2019

02: PROPERTY OVERVIEW

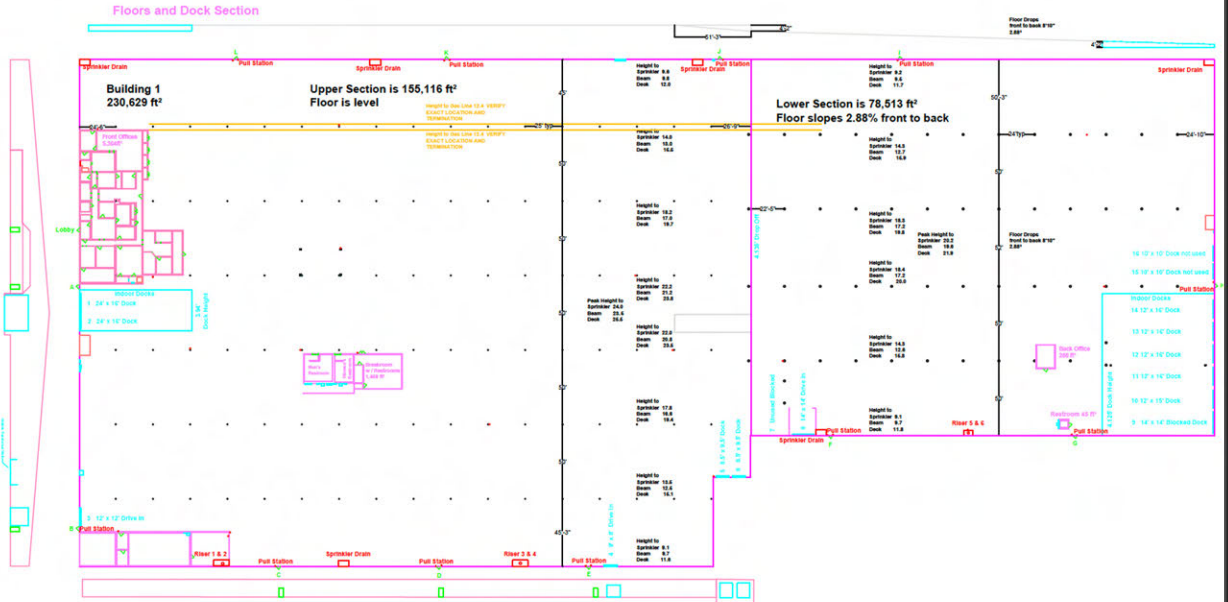
PROPERTY SPECIFICATIONS
130 ECTON ROAD

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



130 ECTON ROAD

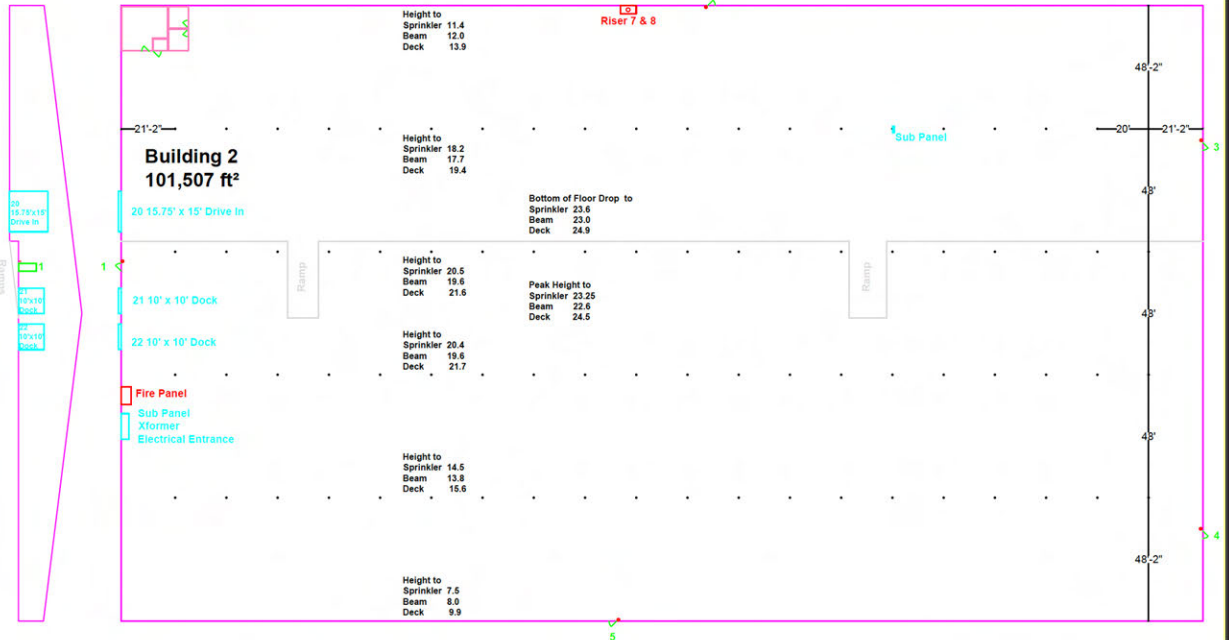
FLOOR PLAN - BUILDING 1



02: PROPERTY OVERVIEW

130 ECTON ROAD

FLOOR PLAN - BUILDING 2



02: PROPERTY OVERVIEW

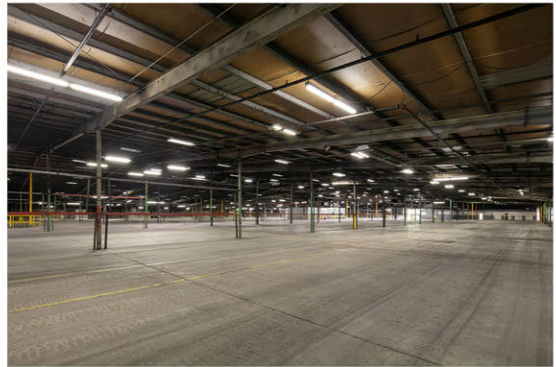
130 ECTON ROAD

SURVEY



02: PROPERTY OVERVIEW

ADDITIONAL PHOTOS
130 ECTON ROAD



03: LOCATION INSIGHTS

AERIAL

130 ECTON ROAD

