

FOR SALE

1270 Enterprise Drive, Winchester, KY 40391

\$2,850,000



God's Pantry Food Bank Winchester Warehouse

- Excellent access to I-64 near I-75 and Mountain Parkway
- Short drive to Lexington
- Walk-in cooler and freezer
- Gas space heaters
- Three phase 480V 4000 amp electric
- Wet sprinkler system
- 25' Ceiling height
- 4 Dock high doors
- 1 Drive-in door

Property Summary

Building Size: 43,408 SF
(+/- 2,500 SF Office)

Lot Size: 6.32 AC

Property Type: Industrial/Warehouse

Zoning: I-1 - Light Industrial



JAMES M. SCHRADER

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PO Box 21793 Lexington, KY 40522

SCHRADER
COMMERCIAL PROPERTIES, LLC

859-288-5008 / schradercommercial.com

The information contained herein is from sources believed, but not guaranteed to be reliable. Schrader Commercial Properties, LLC makes no representations or warranties regarding the property and you should conduct a careful independent investigation of the property to determine its suitability for your use and investment.

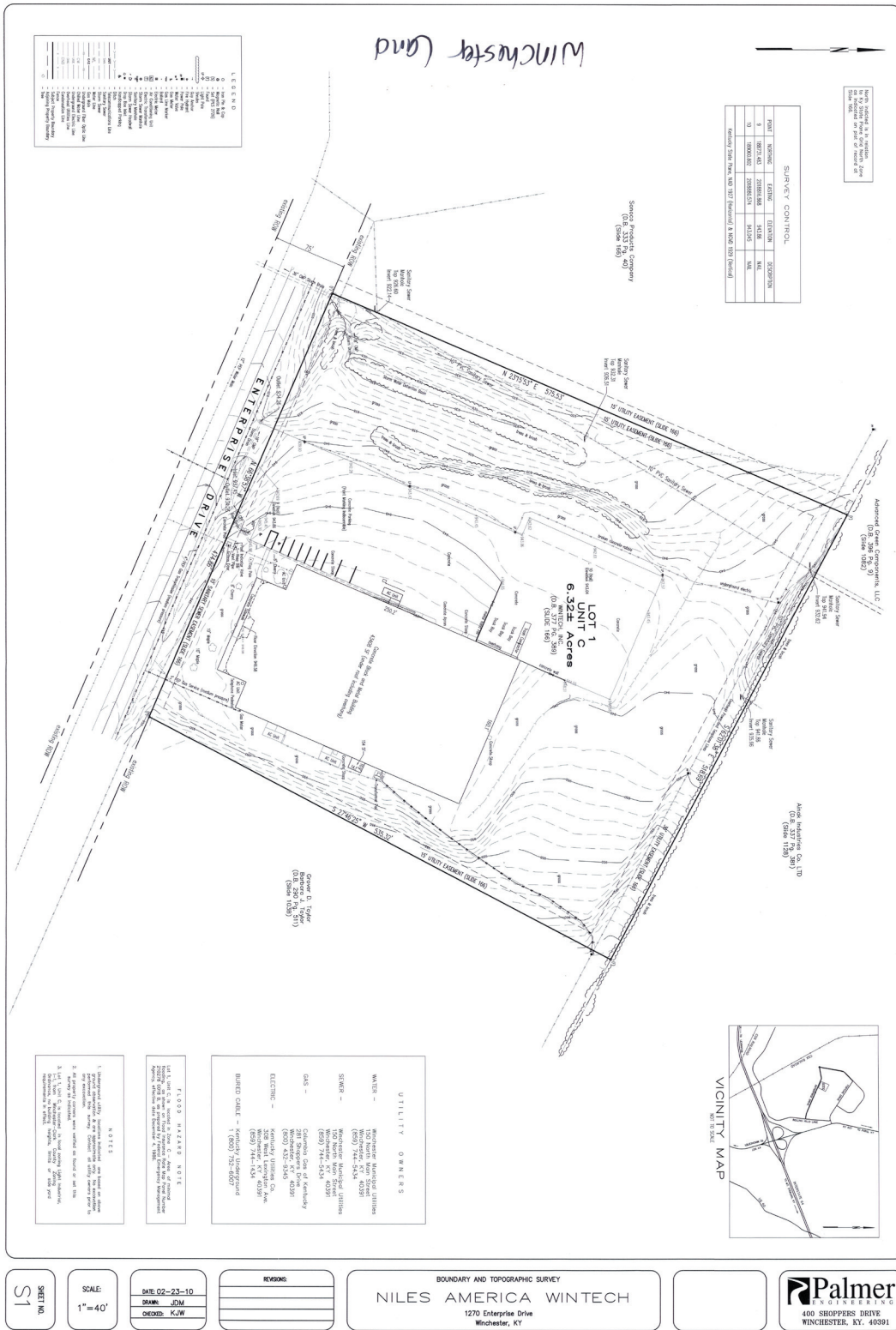
Property Aerial & Map



Property Images



Property Survey



LEGEND

- 1. Boundary Lines
- 2. Easement Lines
- 3. Utility Lines
- 4. Contour Lines
- 5. Spot Elevation
- 6. Proposed Building Footprint
- 7. Proposed Parking Area
- 8. Proposed Driveway
- 9. Proposed Fencing
- 10. Proposed Retention Wall
- 11. Proposed Stormwater Management
- 12. Proposed Access Road
- 13. Proposed Utility Trench
- 14. Proposed Utility Pole
- 15. Proposed Utility Manhole
- 16. Proposed Utility Vault
- 17. Proposed Utility Chamber
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- 99. Proposed Utility Chamber
- 100. Proposed Utility Vault

SURVEY CONTROL

POINT	COORDINATE	ELEVATION	STATION	DESCRIPTION
1	200000.00	200000.00	1	MARK
2	200000.00	200000.00	2	MARK
3	200000.00	200000.00	3	MARK
4	200000.00	200000.00	4	MARK
5	200000.00	200000.00	5	MARK
6	200000.00	200000.00	6	MARK
7	200000.00	200000.00	7	MARK
8	200000.00	200000.00	8	MARK
9	200000.00	200000.00	9	MARK
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96	200000.00	200000.00	96	MARK
97	200000.00	200000.00	97	MARK
98	200000.00	200000.00	98	MARK
99	200000.00	200000.00	99	MARK
100	200000.00	200000.00	100	MARK

THIS SURVEY IS TO BE USED FOR THE PURPOSES OF THE SURVEY ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.

NOTES

1. The survey was conducted in accordance with the Kentucky Surveying Act, Chapter 186, R.S., and the International Surveying Standards, 2000 Edition, published by the International Surveying Association.
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UTILITY OWNERS

Metropolitan Municipal Utilities
1201 North Main Street
Winchester, KY 40391
(606) 744-2434

Winchester Municipal Utilities
100 North Main Street
Winchester, KY 40391
(606) 744-2434

Central Gas of Kentucky
281 Shoppers Drive
Winchester, KY 40391
(606) 452-3449

Winchester Utility Co.
100 North Main Street
Winchester, KY 40391
(606) 744-2434

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SHEET NO. S1

SCALE: 1" = 40'

DATE: 02-23-10
DRAWN: KJM
CHECKED: KJM

REVISIONS

BOUNDARY AND TOPOGRAPHIC SURVEY
NILES AMERICA WINTECH
1270 Enterprise Drive
Winchester, KY

Palmer
ENGINEERS
400 SHOPPERS DRIVE
WINCHESTER, KY 40391