46,583 SF Industrial Facility w/ ± 4 Acre Concrete Yard

1285 Enterprise Drive

WINCHESTER, KY 40391

PRESENTED BY:

JOHN BUNCH, SIOR
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PROPERTY SUMMARY

OFFERING SUMMARY

BUILDING RENTAL RATE	**$6.00 / SF / YR + NNN**
CONCRETE YARD RENTAL RATE	**$2,000 / AC / YR + NNN**
BUILDING SIZE	**46,583 SF**
LOT SIZE	**± 4 AC**

PROPERTY SUMMARY

SVN | Stone Commercial Real Estate is pleased to bring to market 1285 Enterprise Drive, a ±46,583 SF warehouse facility on 7.70 acres in Winchester, Kentucky. The building was built in 1989 of pre-engineered steel frame and concrete block with a standing-seam metal roof. The property is well-suited for manufacturing and distribution as well as a broad range of alternative light-industrial uses. The parcel also includes one of today's most sought-after features: a large, concrete, secured outdoor storage yard.

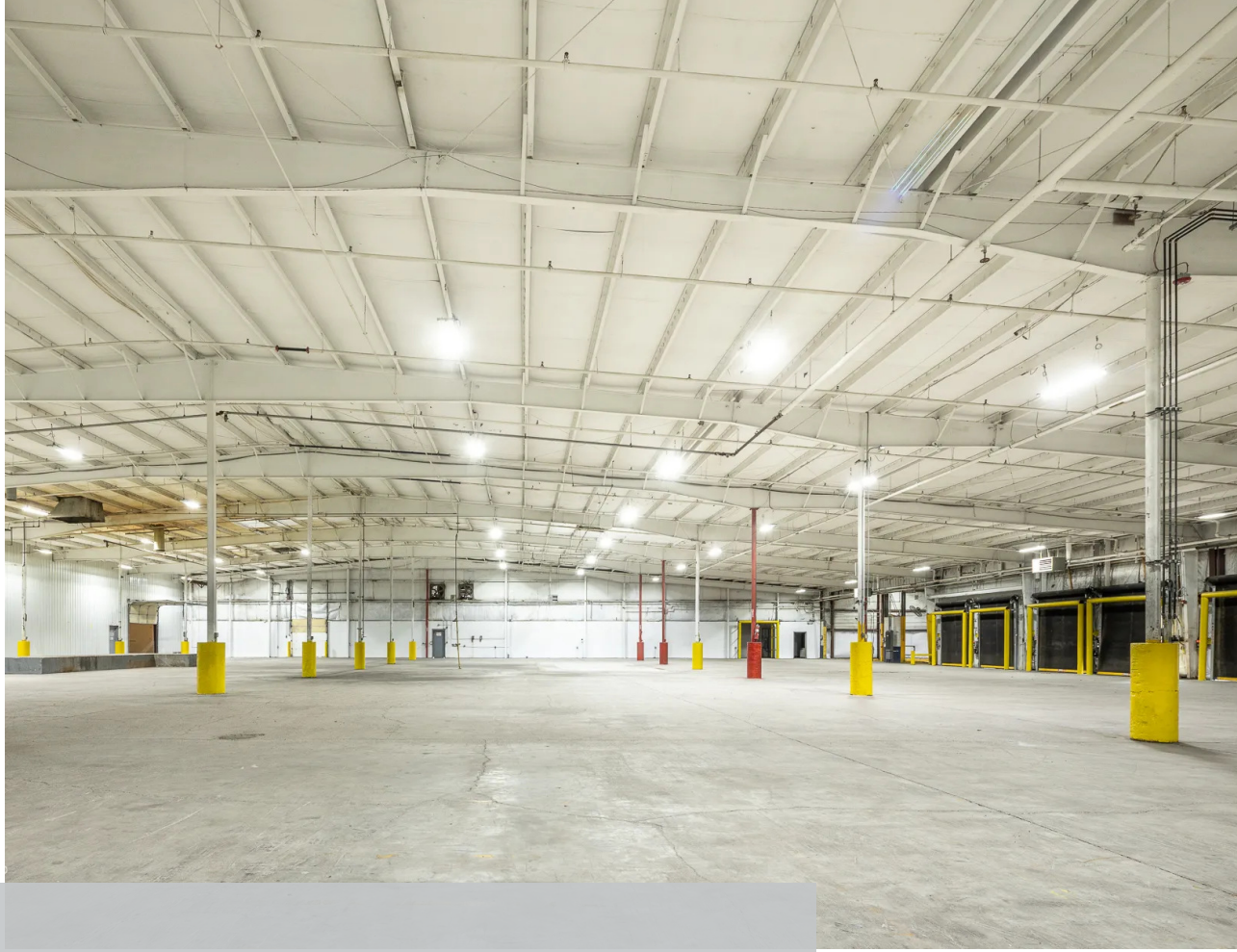
The ±3,949 SF front office includes a reception area, multiple private offices, conference/meeting rooms, a break area, and several restrooms. The ±42,634 SF warehouse delivers clear heights of 20′–24′, with a high-bay area reaching up to 33′. The property also features Four (4) grade-level drive-in doors, six (6) dock-height doors with levelers, high-efficiency lighting, heat, and heavy 480/3 phase power.

The signature feature is the outdoor storage component which comprises approximately 175,000 SF of concrete paving. The rear storage and staging yard is fenced and secured. With industrial outdoor storage (IOS) increasingly in short supply this is ideal for equipment, fleet, container, material, or inventory storage.

Strategically positioned on the south side of Enterprise Drive in the northwest quadrant of the I-64 / Paris Road (US-627) interchange, 1285 Enterprise Drive offers immediate interstate access at I-64 and quick connectivity to I-75. This property delivers location, infrastructure, and yard capacity in a single offering. The outdoor yard can be leased separately from the building, allowing a tenant to take secured paved storage alone, the building alone, or the full campus. For further information or to schedule a private tour of the facility please reach out to John Bunch at (859)-433-8911 or john.bunch@svn.com.

PROPERTY HIGHLIGHTS

- ±46,583 SF office/warehouse on 7.70 acres, zoned I-1 (Light Industrial)
- ±3,949 SF professional office build-out plus ±42,634 SF heated warehouse
- Clear heights of 20′–24′
- Six (6) dock-height and four (4) ground-level overhead doors
- ±4 Acres of paved, fenced outdoor storage yard — available separately from the building
- Direct I-64 access at Exit 94 (Paris Rd); 18 miles to downtown Lexington



46,583 SF

64
1 mile

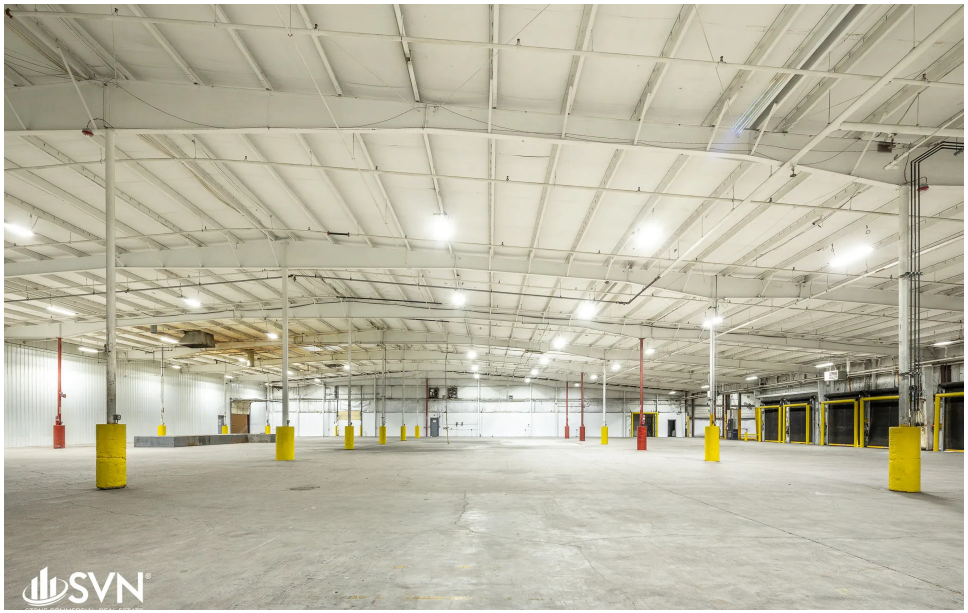
ONE MILE TO I-64

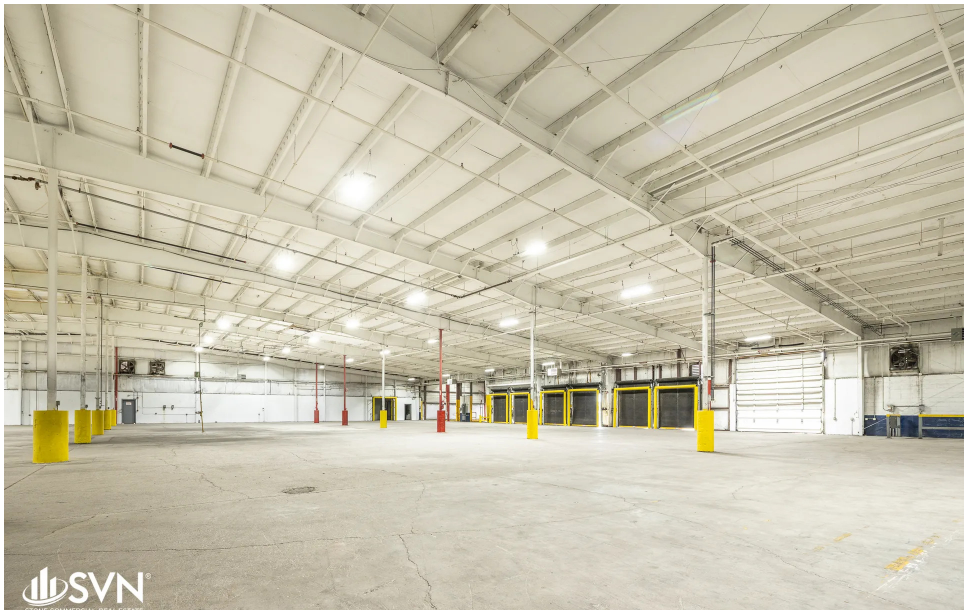
±4 AC YARD

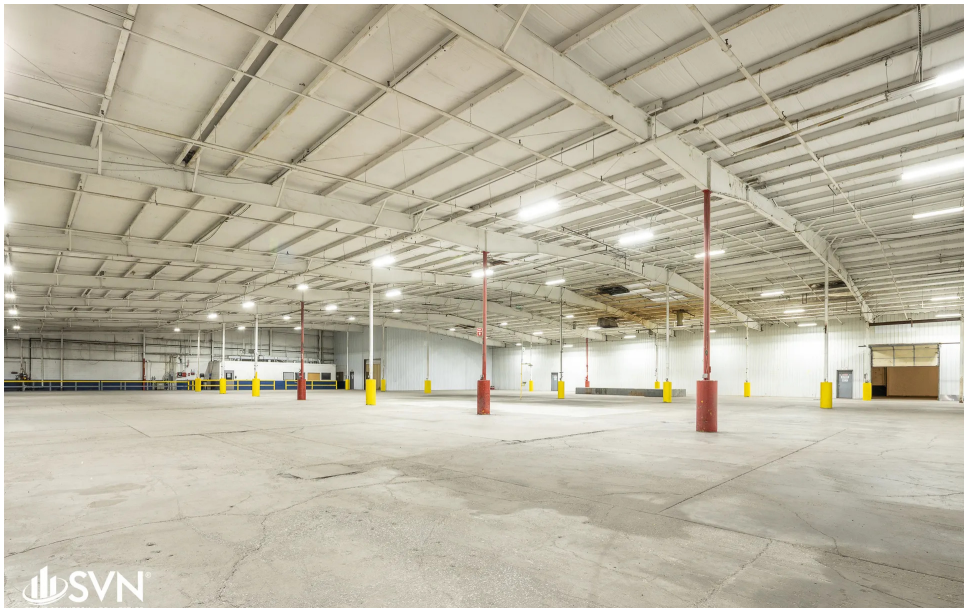
AERIAL

INTERSTATE
64
1 Mile
SVN
STONE COMMERCIAL REAL ESTATE
46,583 SF
SVN
STONE COMMERCIAL REAL ESTATE
± 4 Acres
Enterprise Drive
SVN
STONE COMMERCIAL REAL ESTATE

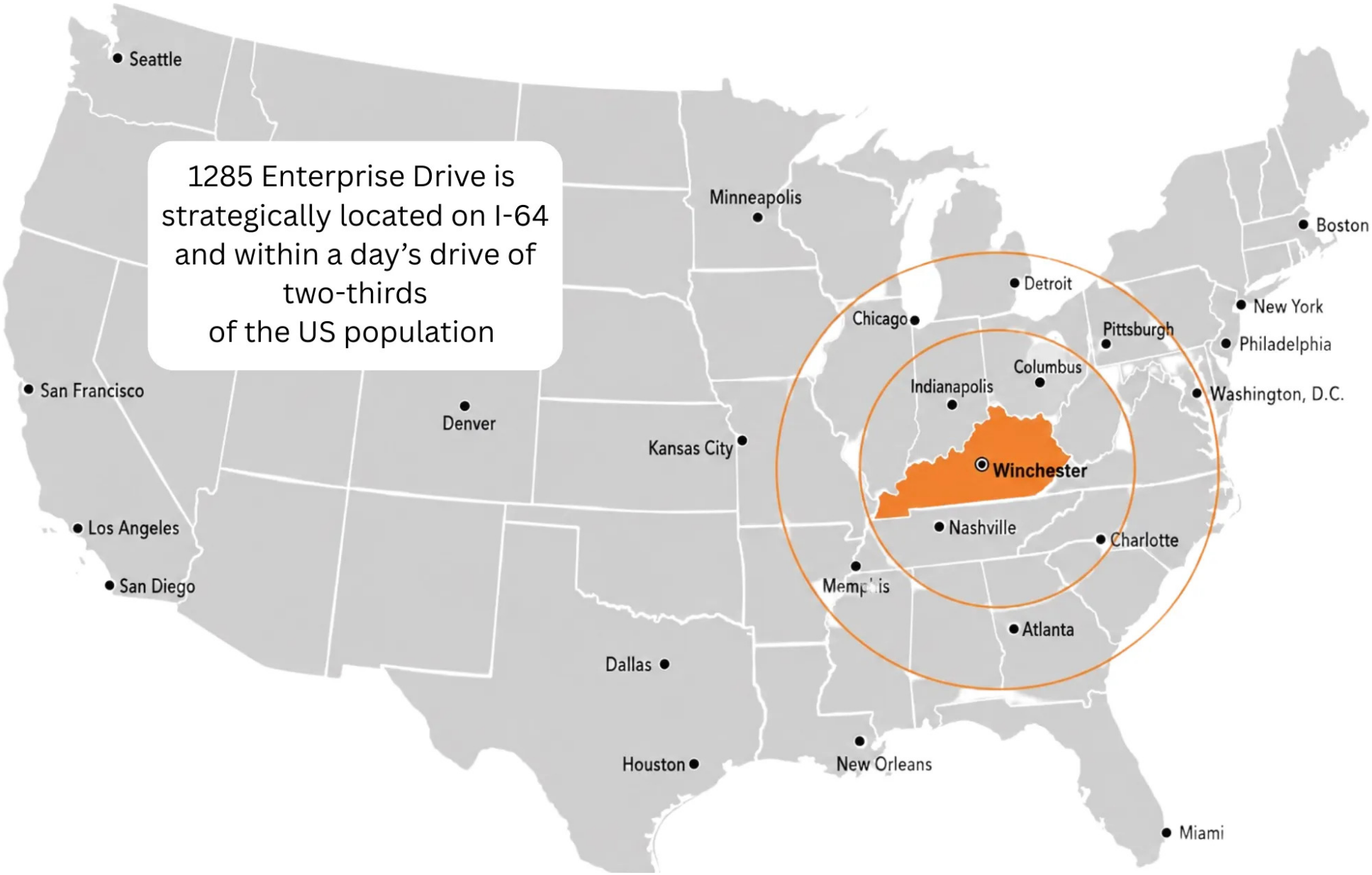
INTERIOR PHOTOS







REGIONAL MAP



ADVISOR

JOHN BUNCH, SIOR

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Cell: **859.433.8911**

PROFESSIONAL BACKGROUND

John Bunch is a Senior Advisor with SVN Stone Commercial Real Estate in Lexington, Kentucky where he leads the Industrial Real Estate division.

John specializes in the acquisition, disposition, and re-tenanting (landlord and tenant rep) of industrial assets (including land) throughout Central Kentucky. Asset types serviced include: light/heavy manufacturing, distribution space, industrial outdoor storage (IOS), raw industrial land offerings, and industrial sale leasebacks.

John is the National Product Council Chair of industrial real estate at SVN International, and he has consistently been recognized for superior performance. In 2025, he achieved the Partner's Circle Award as the #5 Advisor in the entire firm nationwide. He also achieved the Partner's Circle Award in 2022 and the President's Circle Award in 2020. He is an active member of the Society of Industrial and Office Realtors (SIOR) which represents the highest echelon of producing brokers in the industrial and office spaces. He serves on the Board of the Kentucky SIOR chapter.

John is a Kentucky native and a graduate of the University of Kentucky's Gatton College of Business and Economics. He enjoys spending time with his wife Maggie and their four children. He loves traveling the world with friends and family, eating great food, and cheering on the Kentucky Wildcats!

You can contact him at 859.433.8911 or john.bunch@svn.com.

EDUCATION

Bachelors (Business) - University of Kentucky

MEMBERSHIPS

SIOR - Society of Industrial and Office Realtors

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