



For Sale: Standalone Industrial Building With Yard



950 Rolling Hills Lane

WINCHESTER, KY 40391

PRESENTED BY:

JOHN BUNCH, SIOR

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PROPERTY SUMMARY

FOR SALE: STANDALONE INDUSTRIAL BUILDING WITH YARD

950 ROLLING HILLS LN
WINCHESTER, KY 40391

OFFERING SUMMARY

SALE PRICE:	\$1,500,000
BUILDING SIZE:	12,960 SF
LOT SIZE:	1.70 acres
PRICE / SF:	\$115.74



PROPERTY SUMMARY

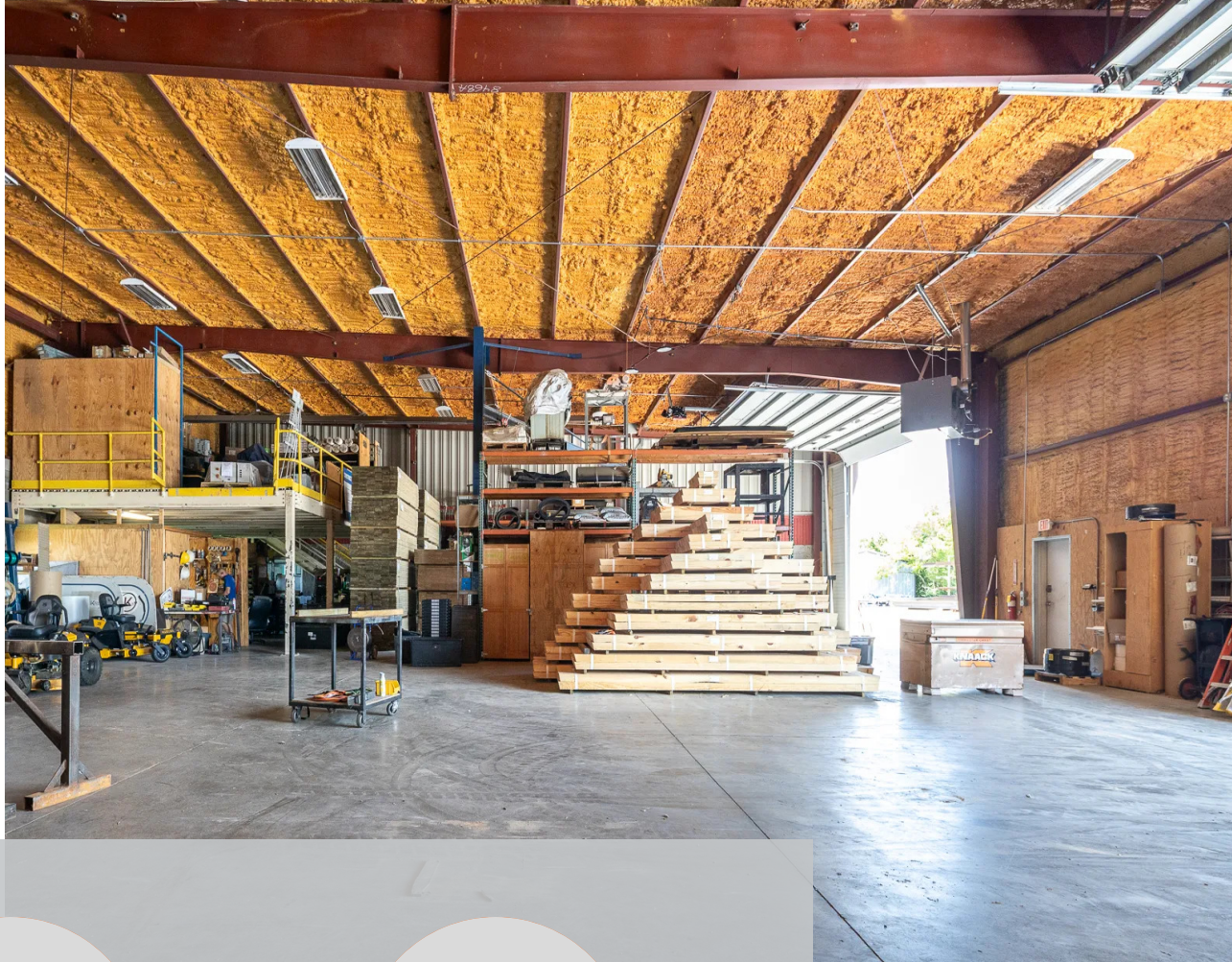
SVN Stone Commercial Real Estate is pleased to bring to market 950 Rolling Hills Lane, a ±12,960 SF industrial building on 1.70 acres in the Winchester/Clark County Industrial Park. Built in 2003 with a 2014 addition and zoned I-1, Light Industrial, the building suits manufacturing, fabrication, contractor, and service users seeking a functional facility with professional front-of-house office space.

Construction is steel frame, clear span, with block and metal interior walls. The ±800 SF office area includes four (4) private offices, a conference room, a kitchenette, and men's and women's restrooms. The balance is warehouse, featuring four (4) oversized grade-level drive-in doors, 23' clear height at center sloping to 20' at the eave, a 6" reinforced concrete slab, high-efficiency lighting, radiant heat, and heavy 480V/3-phase power. Two open-sided sheds totaling ±2,685 SF provide covered storage and staging (not included in the price per SF). The 1.70-acre site is fully improved with asphalt and concrete paving in good condition, offering ample outdoor storage. The property sits near I-64 with more than 440' of frontage on a corridor carrying over 45,000 vehicles per day.

For more information or to schedule a private tour, contact John Bunch at 859-433-8911 or John.Bunch@svn.com.

PROPERTY HIGHLIGHTS

- $\pm 12,960$ SF industrial building on 1.70 acres
- Finished office and restroom areas
- Four (4) grade-level drive-in doors
- Two open-sided sheds totaling $\pm 2,685$ SF of covered storage (not included in price per SF)
- Fully paved asphalt and concrete yard
- Zoned I-1, Light Industrial. Built 2003 with 2014 addition
- Immediate I-64 interchange access



CLEAR HEIGHT



**FOUR OVERSIZE
GRADE LEVEL
DOORS**



**1.5 MILES
TO I-64**

AERIAL



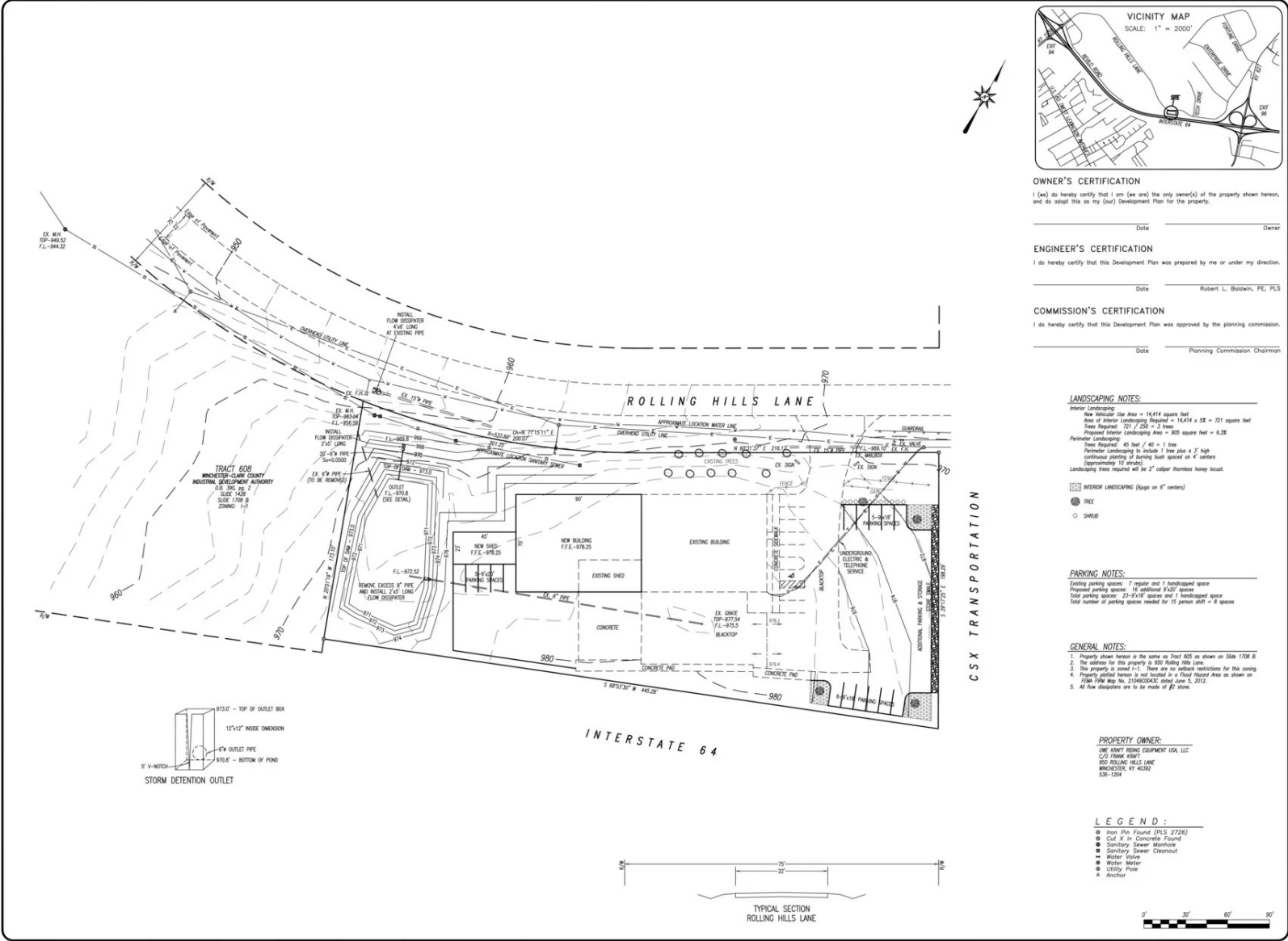
I-64 | 49,569+ VPD

Rolling Hills Lane | 3,399+ VPD

For marketing purposes only;
exact locations not warranted



SITE PLAN



Baldwin
Engineering
116 South Highland Street - P.O. Box 4032
Winchester, Kentucky 40391

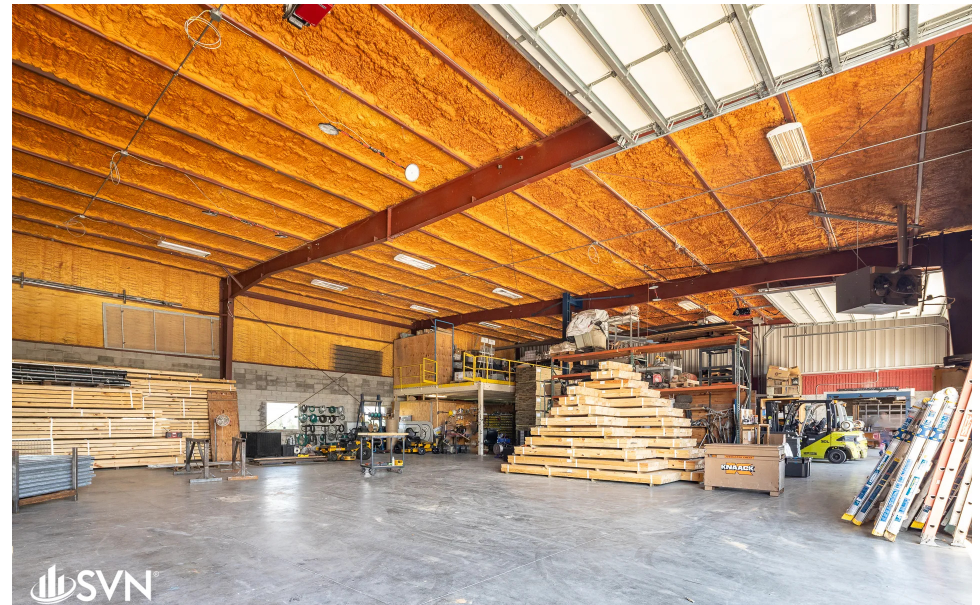


DEVELOPMENT PLAN
UWE KRAFT RIDING EQUIPMENT USA, LLC
950 ROLLING HILLS LANE, WINCHESTER, KY

REVISIONS	
3/23/15	3:50 BY HLB
1" = 30'	3/23/15
FILE NO.	14-5380
FIELD BOOK	205-1
DRAWN BY	HLB
CHECKED BY	RLB
SHEET 1 OF 2	



ADDITIONAL PHOTOS





JOHN BUNCH, SIOR

Senior Advisor

john.bunch@svn.com

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

SVN | Stone Commercial Real Estate

270 S. Limestone,
Lexington, KY 40508
859.264.0888



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