



**FULLY LEASED**  
**PHOENIX INVESTORS**

**435 E WASHINGTON ST**  
**WINCHESTER, KY**

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**PHOENIX**  
INVESTORS  
*Opportunity. Execution. Value Creation.*



## PROPERTY HIGHLIGHTS



RENOVATIONS  
IN PROGRESS



100% FENCED WITH  
CAMERAS & BADGE  
READERS



10,000 LB FREIGHT  
ELEVATOR



AIR LINES  
THROUGHOUT

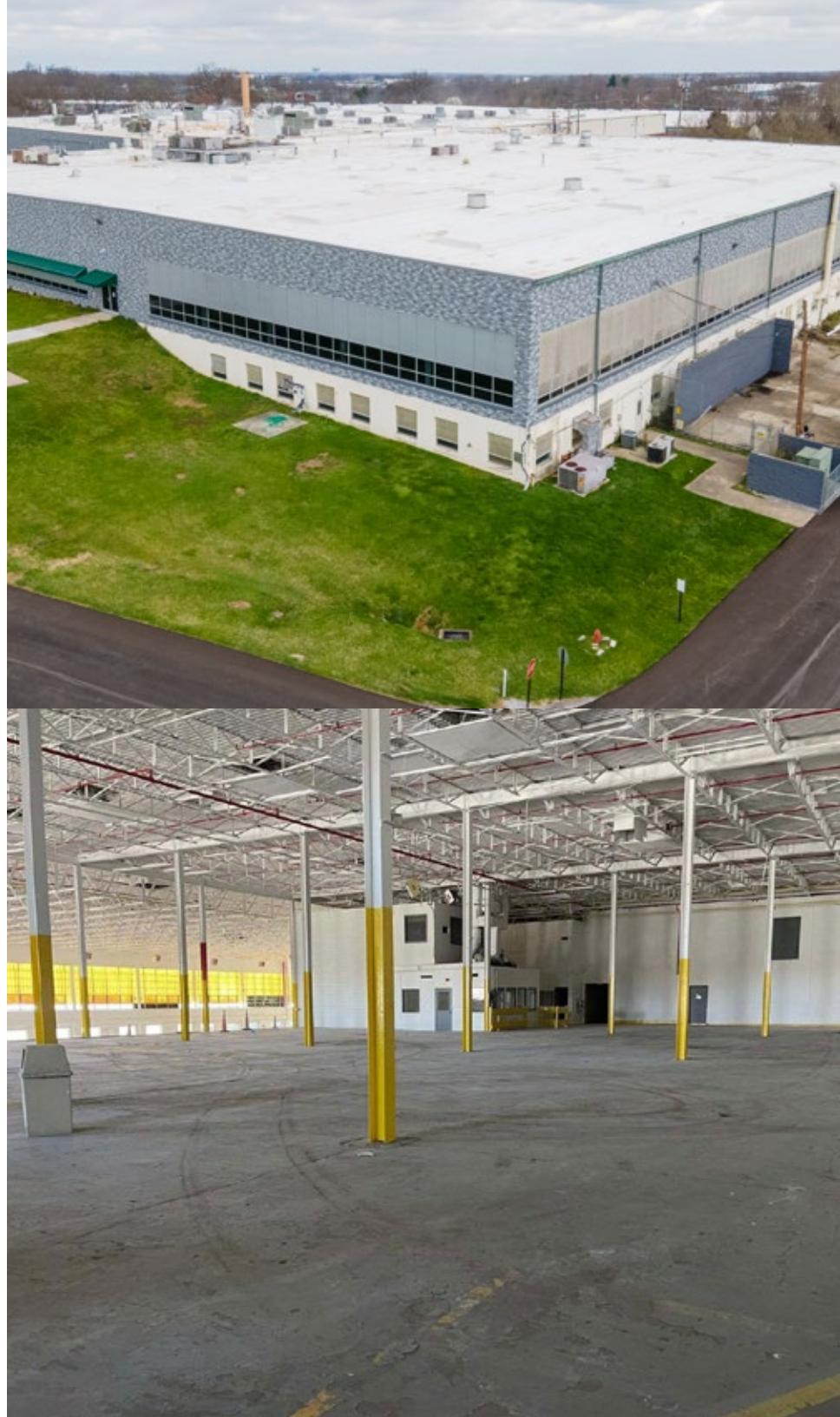


# PROPERTY DETAILS

435 E WASHINGTON ST | WINCHESTER, KY

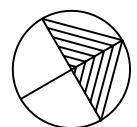
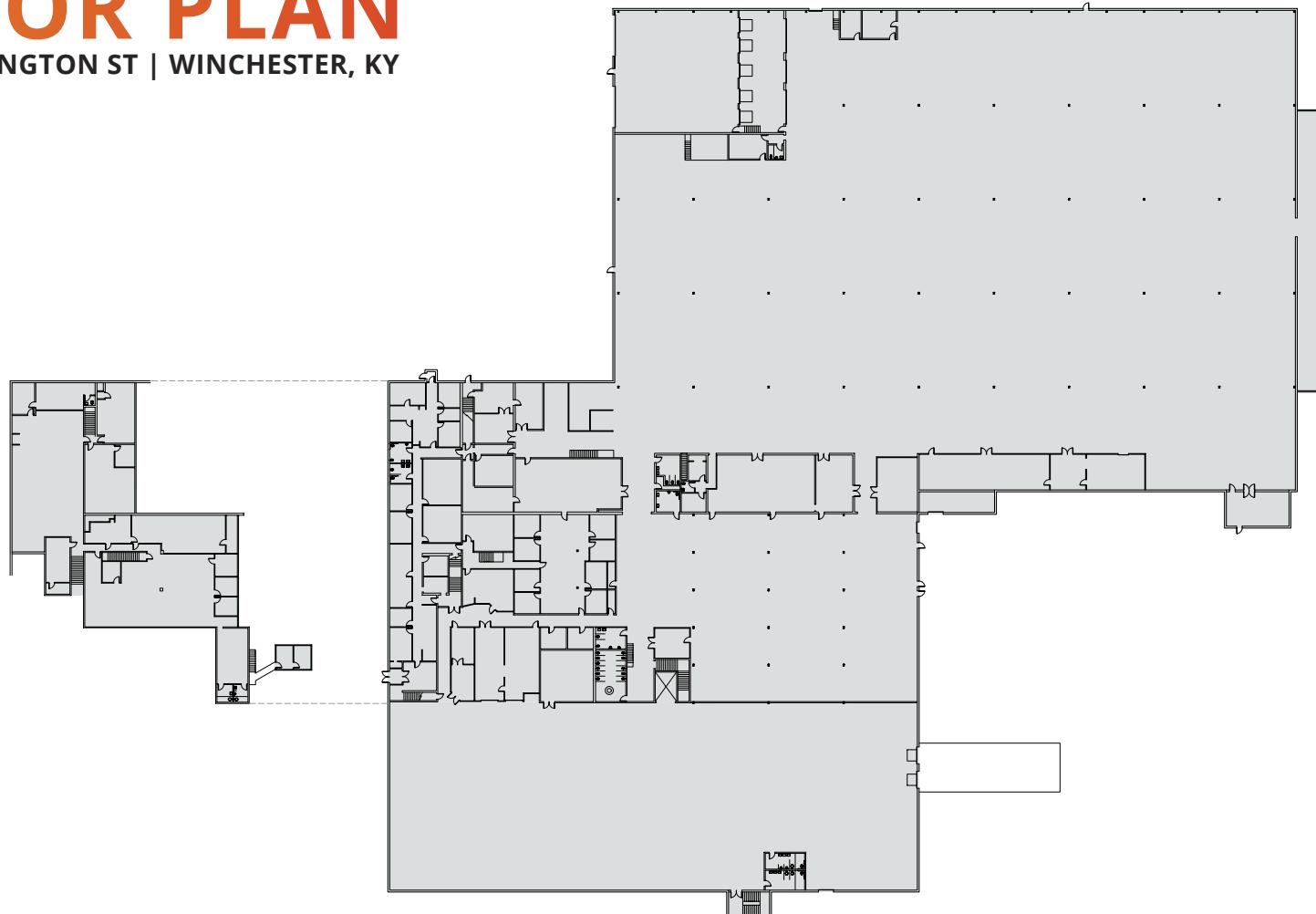
FLOORS	2
ELEVATORS	1 (10,000 Pound Capacity)
DOCK DOORS	2
DRIVE-IN DOORS	1
CLEAR HEIGHT	30'
ROOF	Modified Bitumen
WALLS	Metal and Masonry
FLOORS	6" Reinforced Concrete
YEAR BUILT	1953-1973   Renovated 2020
FIRE SUPPRESSION	100% Wet
LIGHTING	Fluorescent
POWER	7 Substations, Dual Feed 480V/7,800 Amps
PARKING	134 Surface Spaces
LAND AREA	24.70 Acres
ZONING	I-1: Light Industrial District
PARCEL ID	065-0000-04700
OPEX ESTIMATE	<b>\$0.41/SF</b>

[VIEW A VIDEO OF THIS PROPERTY](#)



# FLOOR PLAN

435 E WASHINGTON ST | WINCHESTER, KY



# LOCATION MAP

435 E WASHINGTON ST | WINCHESTER, KY

LOUISVILLE, KY	94 MILES
CINCINNATI, OH	99 MILES
COLUMBUS, OH	206 MILES
INDIANAPOLIS, IN	209 MILES

