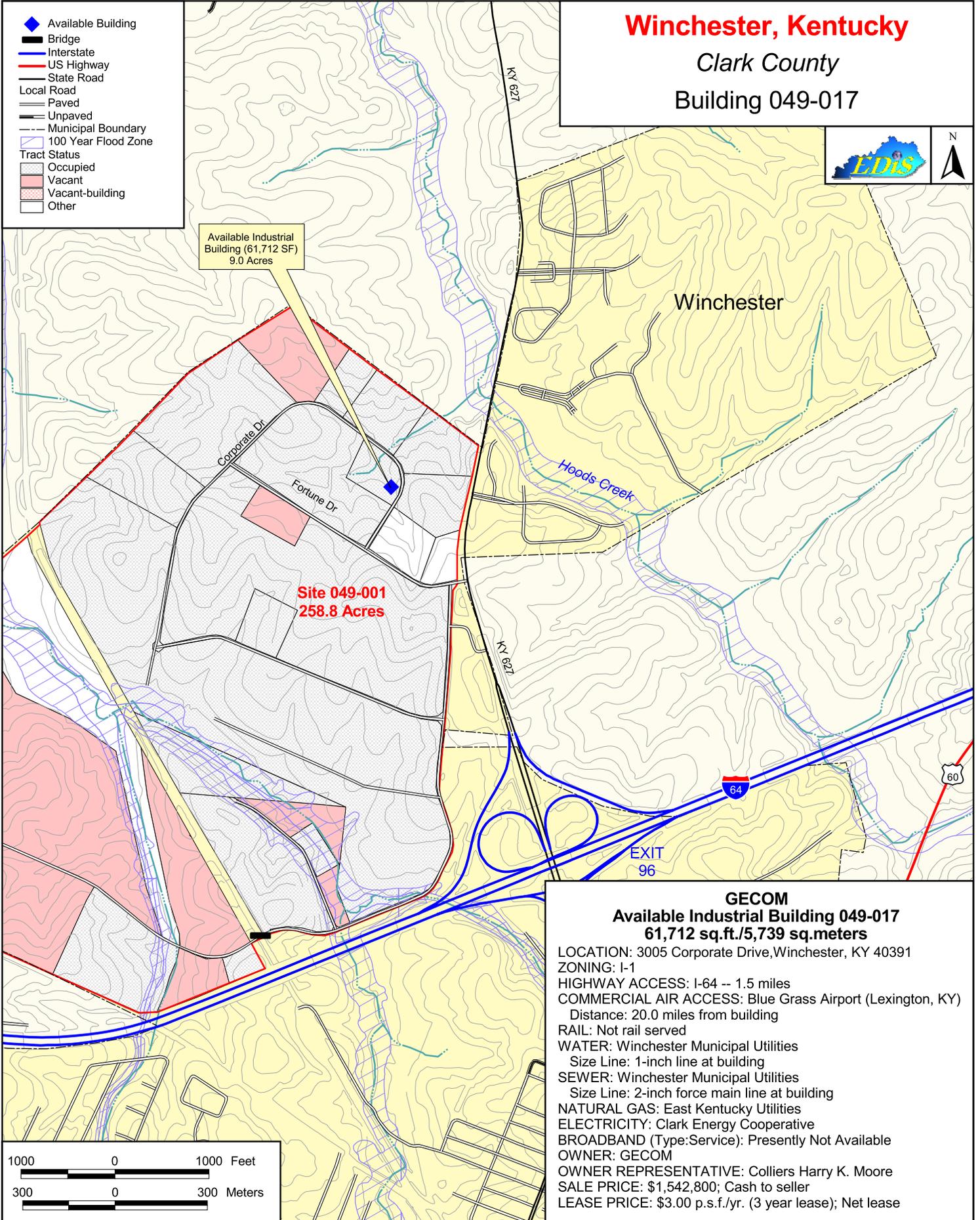


# Winchester, Kentucky

Clark County

Building 049-017



Available Industrial Building (61,712 SF)  
9.0 Acres

Site 049-001  
258.8 Acres

## GECOM Available Industrial Building 049-017 61,712 sq.ft./5,739 sq.meters

LOCATION: 3005 Corporate Drive, Winchester, KY 40391  
ZONING: I-1  
HIGHWAY ACCESS: I-64 -- 1.5 miles  
COMMERCIAL AIR ACCESS: Blue Grass Airport (Lexington, KY)  
Distance: 20.0 miles from building  
RAIL: Not rail served  
WATER: Winchester Municipal Utilities  
Size Line: 1-inch line at building  
SEWER: Winchester Municipal Utilities  
Size Line: 2-inch force main line at building  
NATURAL GAS: East Kentucky Utilities  
ELECTRICITY: Clark Energy Cooperative  
BROADBAND (Type:Service): Presently Not Available  
OWNER: GECOM  
OWNER REPRESENTATIVE: Colliers Harry K. Moore  
SALE PRICE: \$1,542,800; Cash to seller  
LEASE PRICE: \$3.00 p.s.f./yr. (3 year lease); Net lease