



## Nicholasville Industrial

160 Zakk Ct

Nicholasville, Kentucky 40356

### Property Highlights

- +/-17,359 SF multi-tenant industrial facility on 1AC
- +/-11,500 SF space could be occupied by a buyer or the Seller will enter into a short term leaseback while a buyer places a new tenant
- In addition to the +/- 11,500 SF available space, there is +/--\$86,675 of annual gross rent income on the balance of the building to offset occupancy costs or supplement income
- Newer construction built in 2022
- Fully conditioned warehouse space
- Conveniently located on US 27 between Lexington and Nicholasville, +/-15 miles to I-75/64 and +/-2.5 miles to Lexington
- Zoned I-1, Light Industrial

### Offering Summary

<b>Sale Price:</b>	\$1,995,000
<b>Building Size:</b>	17,359 SF
<b>Office Size:</b>	1,670 SF
<b>Warehouse Size:</b>	15,690 SF
<b>Lot Size:</b>	1 Acres

### For More Information

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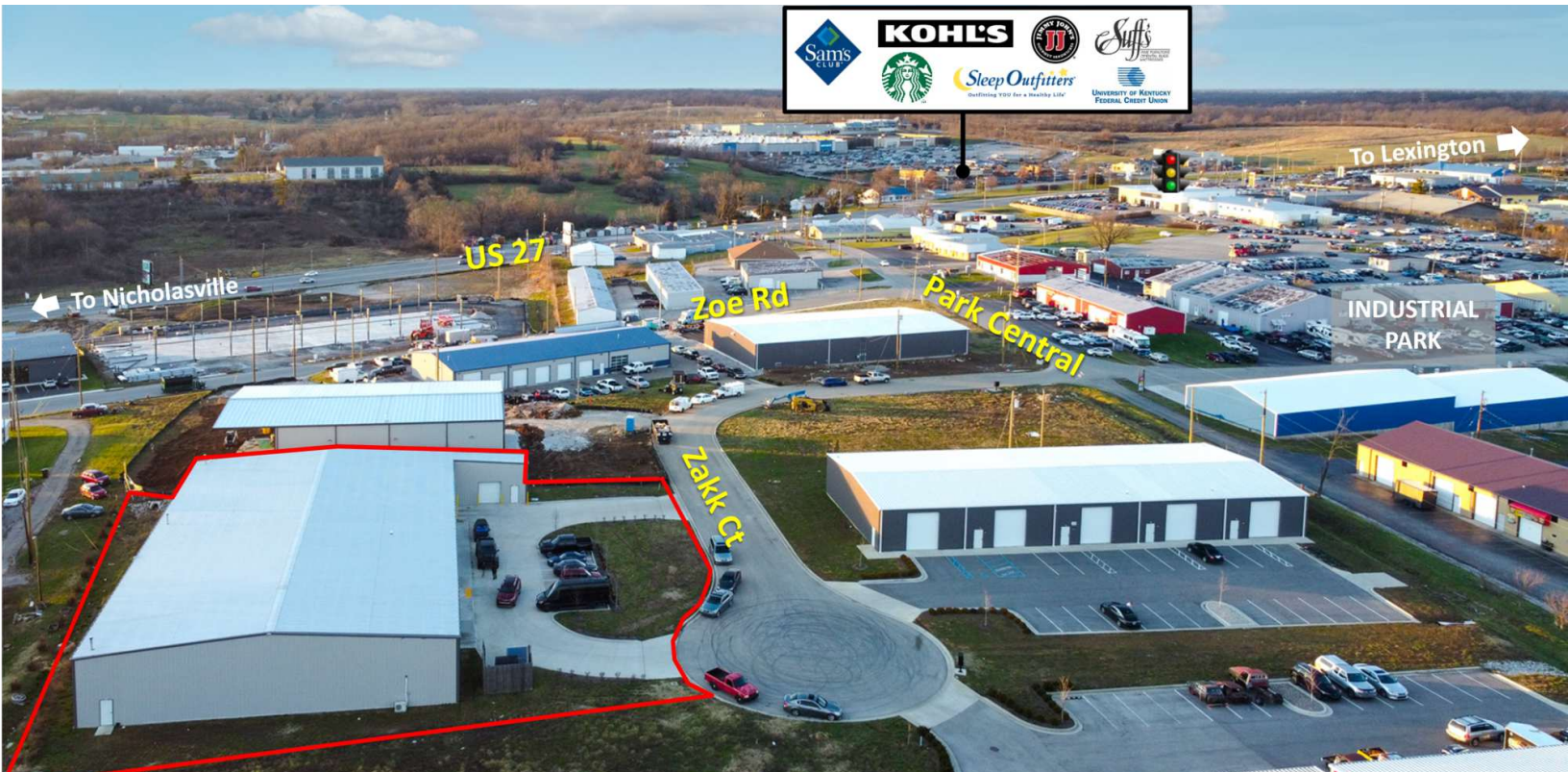


Commercial Real Estate Services, Worldwide.

For Sale

17,359 SF | \$1,995,000

Freestanding Office/Warehouse



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### Location Information

Street Address	160 Zakk Ct
City, State, Zip	Nicholasville, KY 40356
County	Jessamine County

### Building Information

Building Size	17,359 SF
Electric	240v, 400 amp, single phase service; 3 phase is to the electric pole on site and can be brought to the building
Drive-In Door	1 (12'x12')
Ceiling Height Eaves	16'
Ceiling Height Peak	22'

### Property Information

Property Type	Industrial
Property Subtype	Flex Space
Zoning	I-1, Light Industrial
Lot Size	1 Acres
APN #	067-00-00-178.04





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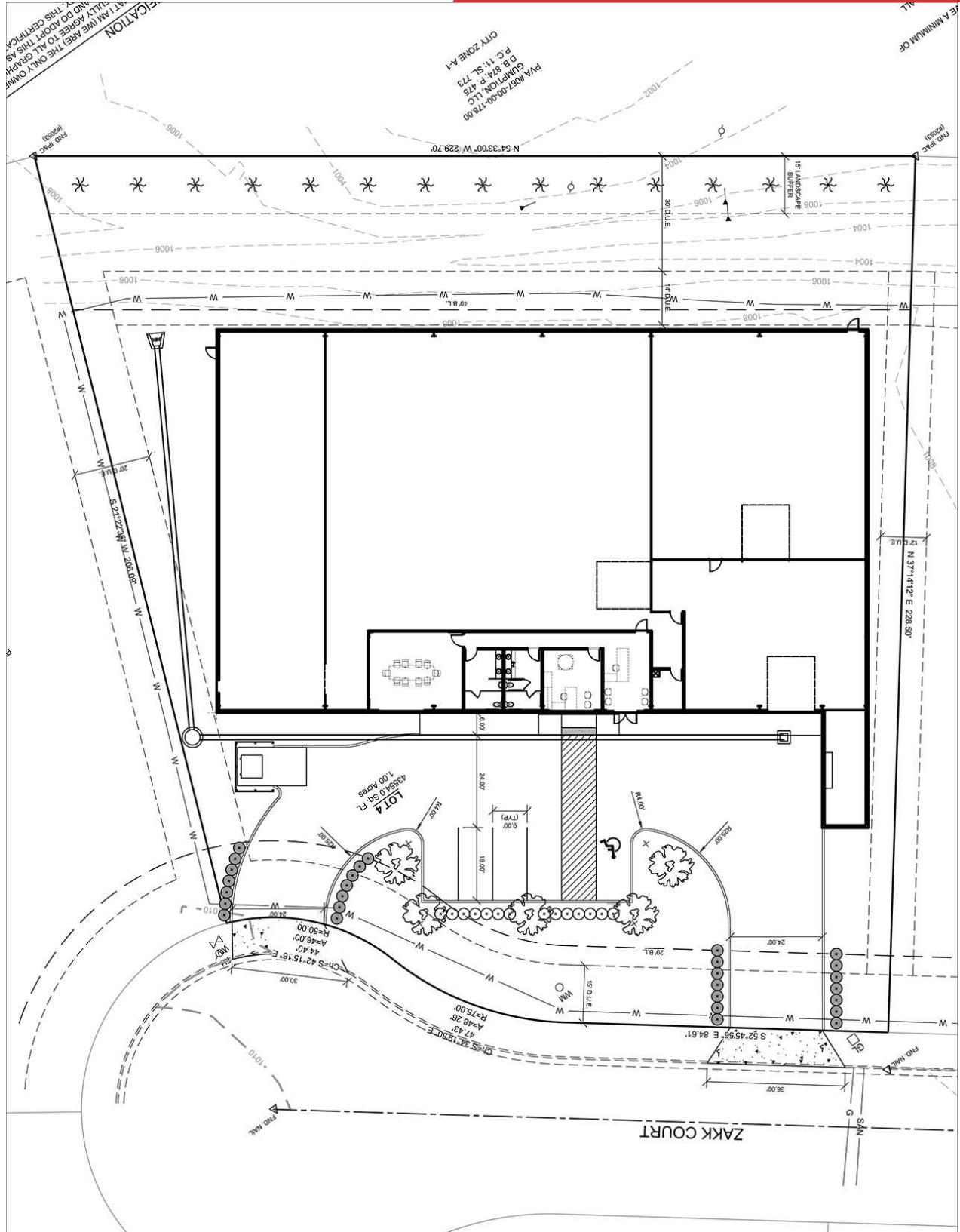
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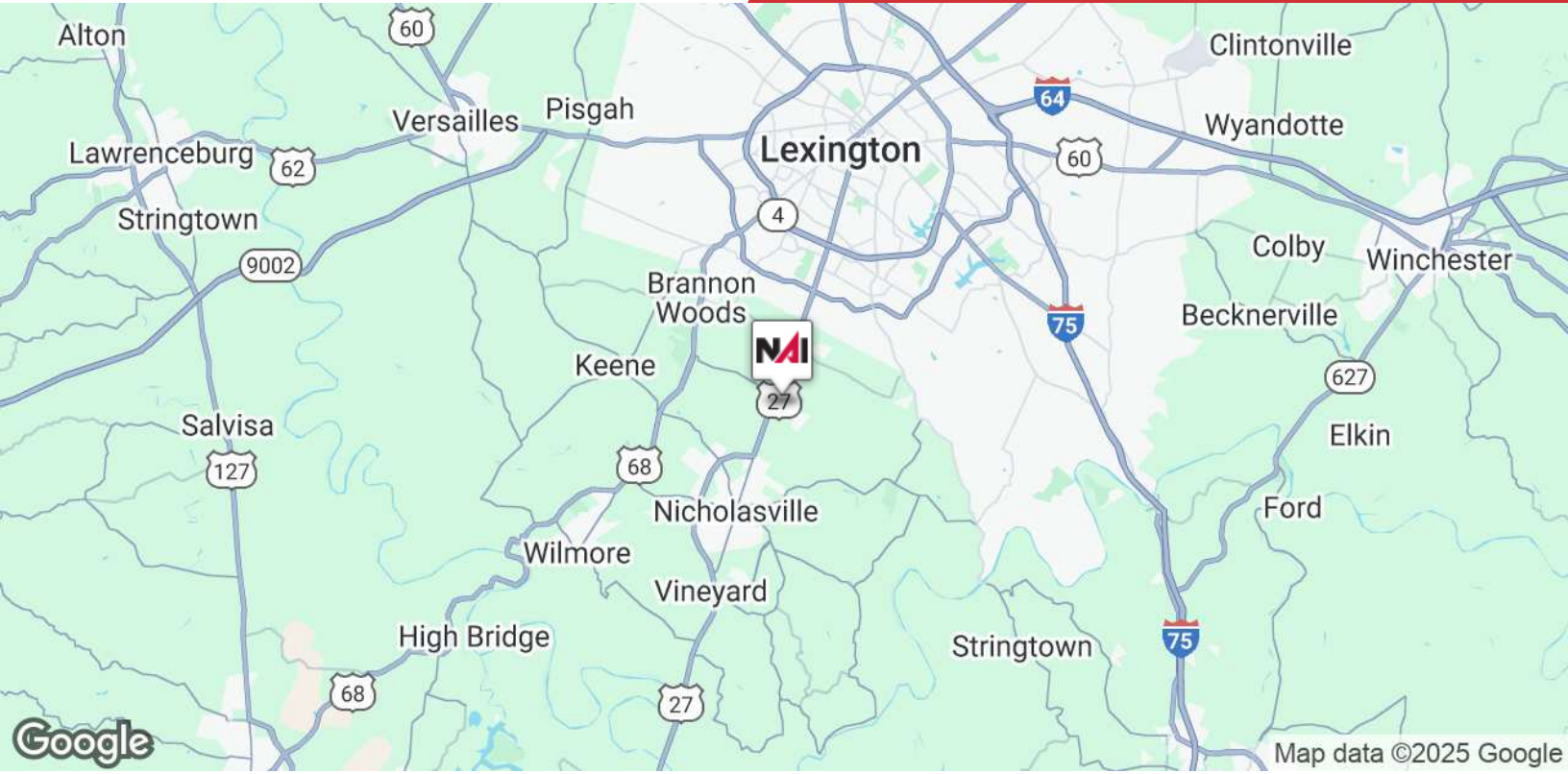
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