



Nicholasville Small Industrial Building FOR SALE



101 KEMPER DR

NICHOLASVILLE, KY 40356

PRESENTED BY:

NEAL METCALFE

C: 859.312.8069

neal.metcalfe@svn.com

PROPERTY SUMMARY

NICHOLASVILLE SMALL INDUSTRIAL BUILDING FOR SALE

101 KEMPER DR
NICHOLASVILLE, KY 40356

OFFERING SUMMARY

| | |
|---------------|-----------|
| SALE PRICE: | \$595,000 |
| AVAILABLE SF: | 5,032 SF |
| PRICE / SF: | \$118.24 |

PROPERTY SUMMARY

SVN Stone Commercial Real Estate is proud to offer this small, industrial, tenant occupied Property in Nicholasville. The 5,032 SF property at 101 Kemper Drive. It is currently occupied by a plumbing company with a lease in place until 10/31/26. For the investor, the tenant is willing to extend the lease, or for the Owner occupant, you could purchase with a future occupancy in Fall of 2026.

18' ceiling height up to 22' side walls with roof pitch, 2 grade level 14' doors with approximately 1,400 SF of office space, kitchen, meeting space, 3 bathrooms, with approximately 3,600 SF of Warehouse space, and added SF of Mezzanine storage space. The building was originally built to have 2 occupants, tenants, with 2 electrical services, and one water meter.

Contact Neal Metcalfe, Senior Advisor with SVN Stone Commercial to get more details, and or schedule a tour, 859-312-8069, Mobile, or neal.metcalfe@svn.com.



PROPERTY HIGHLIGHTS

- 5,032 SF INVESTOR Opportunity
\$66,000 NN current annual income
- Tenant willing to extend Lease
- Owner Occupant purchase - occupy
November 2026
- Tenant / franchise been in the space
since 2016
- 18'-22' ceiling height, 1400 sf office,
3600 sf Warehouse



FRONT OFFICES



CONFERENCE ROOM



KITCHENETTE

AERIAL ONE



AERIAL TWO



KOHL'S



Subject Property



US-27 | 35,153 VPD

DON FRANKLIN
DRIVEN BY *Family*



Catnip Hill Rd

ADDITIONAL PHOTOS



ADVISOR BIO



NEAL METCALFE

Senior Advisor

neal.metcalfe@svn.com

Cell: 859.312.8069

PROFESSIONAL BACKGROUND

Neal Metcalfe serves as a Senior Advisor for SVN Stone Commercial specializing in the Sale and Leasing of retail, office, land, industrial & Central and Eastern Kentucky since 2012. Prior to joining SVN, Neal has been in commissioned sales for 25+ years via roles in Broadcasting and Digital Media Marketing, via NBC Affiliate WLEX-TV, and other Corporate Radio & Marketing groups where he gained a vast amount of marketing and B2B experience working directly with business owners and managers. Neal resides in Richmond and has served in multiple roles with Madison County Planning & Zoning Board, CCIM Lexington Board member, CPAL Commercial Property Association of Lexington, Richmond Chamber of Commerce Governing Board President, Chamber Economic Development Committee Member, KCREA Board member, Young Life Madison County Committee Chair and numerous other non-profits & ministries, like Compassion International and organizations via Lexington Leadership Foundation. You can contact Neal @ 859-312-8069 or neal.metcalfe@svn.com

EDUCATION

1992- B.S. Broadcasting- Communications- Eastern Kentucky University Richmond, KY

1990- A.A..Communications- University of Kentucky, Lexington, KY

MEMBERSHIPS

CPAL- Commercial Property Association of Lexington

Richmond Chamber of Commerce Board Member and Economic Development Committee

SVN | Stone Commercial Real Estate

270 S. Limestone

Lexington, KY 40508

859.264.0888



DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.