



## Nicholasville Small Industrial Building FOR SALE



**101 KEMPER DR**

**NICHOLASVILLE, KY 40356**

**PRESENTED BY:**

**NEAL METCALFE**

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## PROPERTY SUMMARY

### NICHOLASVILLE SMALL INDUSTRIAL BUILDING FOR SALE

101 KEMPER DR  
NICHOLASVILLE, KY 40356

#### OFFERING SUMMARY

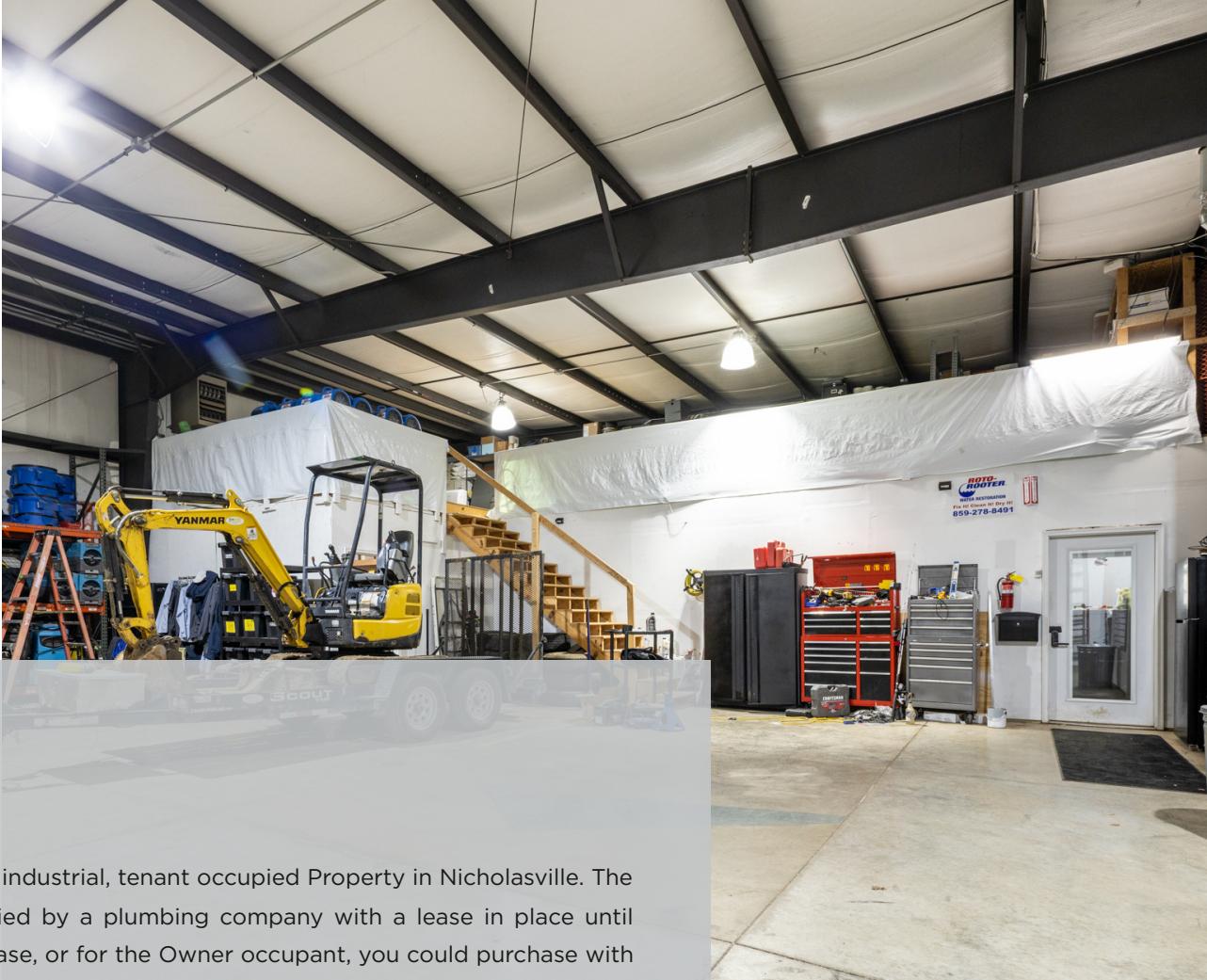
SALE PRICE:	\$595,000
AVAILABLE SF:	5,032 SF
PRICE / SF:	\$118.24

#### 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](mailto: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

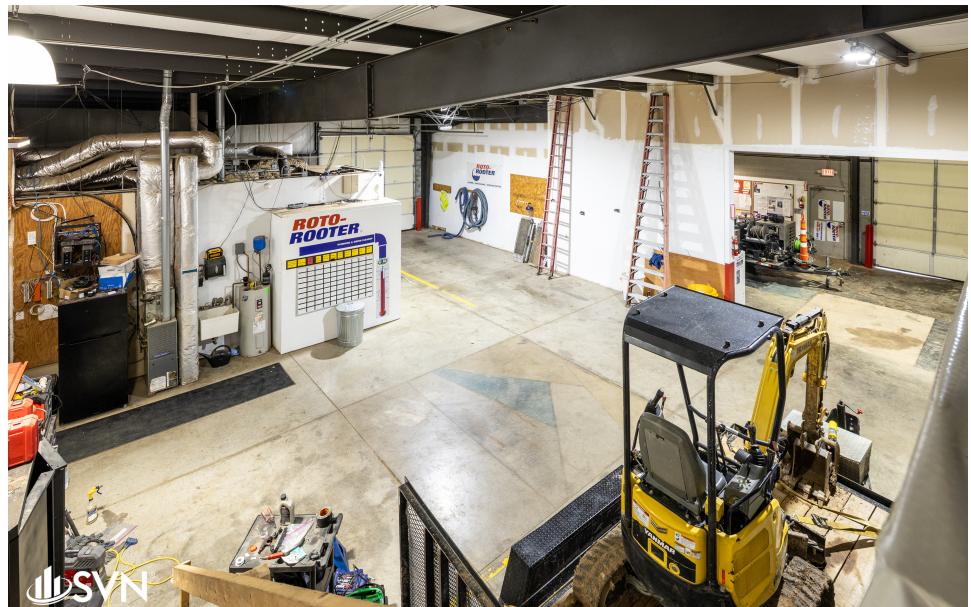
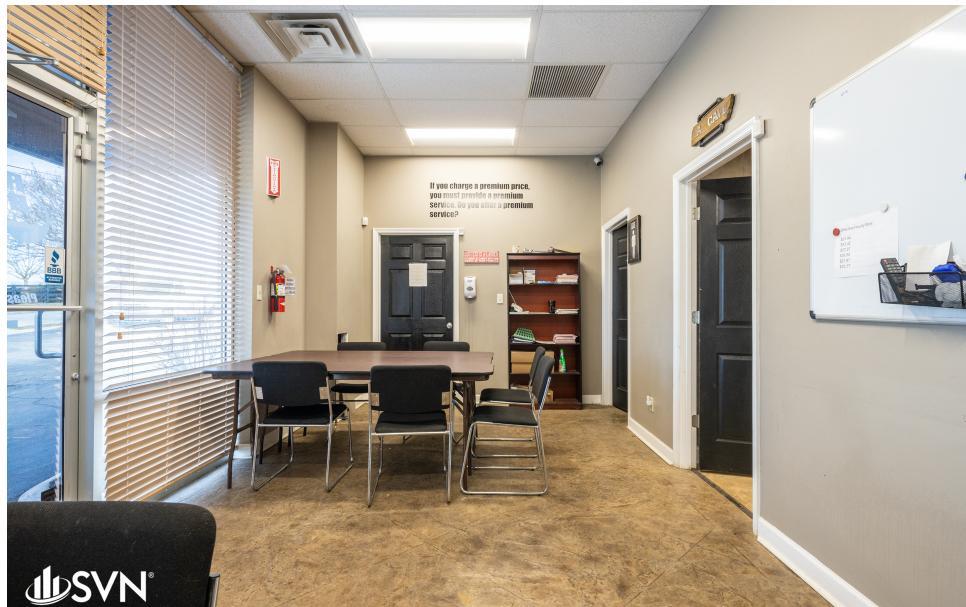
# AERIAL ONE



## AERIAL TWO



## ADDITIONAL PHOTOS





## 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](mailto: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



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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.