



For Lease: 87,000 SF Industrial Space



601 John C Watts Dr

NICHOLASVILLE, KY 40356

PRESENTED BY:

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PROPERTY SUMMARY

87,000 SF INDUSTRIAL SPACE FOR LEASE

601 JOHN C WATTS DR
NICHOLASVILLE, KY 40356

OFFERING SUMMARY

LEASE RATE: \$6.00 SF/yr (NNN)

AVAILABLE SF: 87,000 SF



PROPERTY SUMMARY

SVN Stone Commercial Real Estate is pleased to bring to market 601 John C Watts Drive in Nicholasville, Kentucky. This well maintained industrial facility consists of 87,000 square feet and is available for lease at \$6.00 per square foot NNN, with availability beginning September 1, 2026.

The building features 22-foot ceiling heights and is well suited for a wide range of industrial and distribution users. The warehouse includes four dock doors and one 12' x 14' drive-in door, providing efficient loading and operational flexibility. The property is equipped with heavy three-phase power and a wet sprinkler system, making it ideal for manufacturing, storage, or logistics operations. The warehouse is heated with suspended gas heaters.

The office component includes approximately 1,500 square feet of climate-controlled office and conference space. The building is well maintained and offers ample on-site parking for employees and visitors.

Located within Nicholasville's premier industrial park and zoned I-2 (Heavy Industrial), 601 John C Watts Drive offers an excellent opportunity for tenants seeking high-quality industrial space in a strategic Central Kentucky location.

For more information about the property, or to schedule a tour, contact Travis Rose at 859-806-1591 or travis.rose@svn.com

PROPERTY HIGHLIGHTS

- 87,000 SF
- \$6.00/sf/yr + NNN
- I-2 (Heavy Industrial)
- Four (4) dock height doors
- One (1) 12' x 14' Grade level door
- 22' Clear Height Throughout



AERIAL



S. Main St. 8,345 VPD

John C Watts Drive

SVN
STONE COMMERCIAL REAL ESTATE
Subject
Property
87,000 SF
For Lease



For marketing purposes only;
exact locations not warranted

REGIONAL MAP



ADDITIONAL PHOTOS





TRAVIS ROSE, MBA

travis.rose@svn.com

Cell: **859.806.1591**

PROFESSIONAL BACKGROUND

Travis Rose serves as an Advisor at SVN Stone Commercial Real Estate, where he specializes in the acquisition and sale of large farm, residential, and commercial development tracts across Central Kentucky. In addition to land brokerage, Travis also assists clients with the buying, selling, and leasing of investment properties, offering market insight and tailored strategies to meet each client's goals.

A native of Nicholasville, Travis brings a deep understanding of Kentucky's land and investment landscape. His relational approach to brokerage is rooted in trust, service, and a commitment to long-term client success. In 2024, he was recognized with the SVN Achievers Award, a national production honor awarded to top-performing advisors based on annual sales volume.

Travis earned his Bachelor's degree from Eastern Kentucky University, where he was a member of the EKU golf team, named to the President's List, and honored as an Academic All-American. He later completed his MBA at Murray State University, further sharpening his financial and strategic expertise.

Outside of real estate, Travis resides in Lexington with his wife, Bitty, and their three daughters. He enjoys playing golf, spending time with family, and serving in various roles at his local church.

EDUCATION

Bachelors - Eastern Kentucky University
(President's List, Golf Team, Academic All-American)

MBA - Murray State University

SVN | Stone Commercial Real Estate

270 S. Limestone
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859.264.0888



JOHN BUNCH, SIOR

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Cell: **859.433.8911**

PROFESSIONAL BACKGROUND

John Bunch is a Senior Advisor with SVN Stone Commercial Real Estate in Lexington, Kentucky where he leads the Industrial Real Estate division.

John specializes in the acquisition, disposition, and re-tenanting (landlord and tenant rep) of industrial assets (including land) throughout Central Kentucky. Asset types serviced include: light/heavy manufacturing, distribution space, industrial outdoor storage (IOS), raw industrial land offerings, and industrial sale leasebacks.

John is the National Product Council Chair of industrial real estate at SVN International, and he has consistently been recognized for superior performance. In 2025, he achieved the Partner's Circle Award as the #5 Advisor in the entire firm nationwide. He also achieved the Partner's Circle Award in 2022 and the President's Circle Award in 2020. He is an active member of the Society of Industrial and Office Realtors (SIOR) which represents the highest echelon of producing brokers in the industrial and office spaces. He serves on the Board of the Kentucky SIOR chapter.

John is a Kentucky native and a graduate of the University of Kentucky's Gatton College of Business and Economics. He enjoys spending time with his wife Maggie and their four children. He loves traveling the world with friends and family, eating great food, and cheering on the Kentucky Wildcats!

You can contact him at 859.433.8911 or john.bunch@svn.com.

EDUCATION

Bachelors (Business) - University of Kentucky

MEMBERSHIPS

SIOR - Society of Industrial and Office Realtors

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