



FOR LEASE

6,500 SF Warehouse for Lease

244 INDUSTRY PARKWAY | NICHOLASVILLE, KY 40356

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$10.00 SF/yr (MG)
AVAILABLE SF:	6,500 SF
LOT SIZE:	0.9 Acres
BUILDING SIZE:	6,500 SF
2 OUTDOOR STORAGE UNITS:	2,639 SF + 575 SF

TRAVIS ROSE, MBA

C: 859.806.1591

travis.rose@svn.com

PROPERTY DESCRIPTION

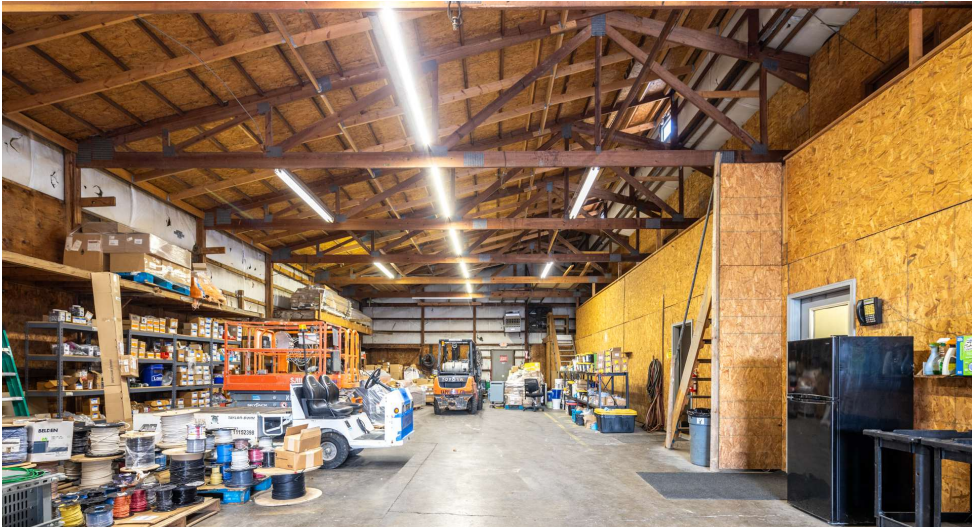
SVN | Stone Commercial Real Estate is excited to present 244 Industry Parkway in Nicholasville, KY, available for lease. This well-maintained and move-in-ready I-1 property offers a spacious 6,500-square-foot building with approximately 3,200 sf of office space, 3,300 sf of warehouse, and two outdoor storage buildings.

The building is split evenly between office and warehouse. The office consists of 10 private offices, 1 conference room, and two restrooms. The warehouse features tall ceilings, suspended gas heaters, and extra storage space above the offices.

The property offers convenient front parking and ample outdoor space in the rear yard complete with two large storage buildings.

It is available for lease at \$10 per square foot (\$5,416 per month), plus utilities. For more information please contact travis.rose@svn.com // 859.806.1591

ADDITIONAL PHOTOS



TRAVIS ROSE, MBA
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AERIAL

For marketing purposes only,
exact locations not warranted



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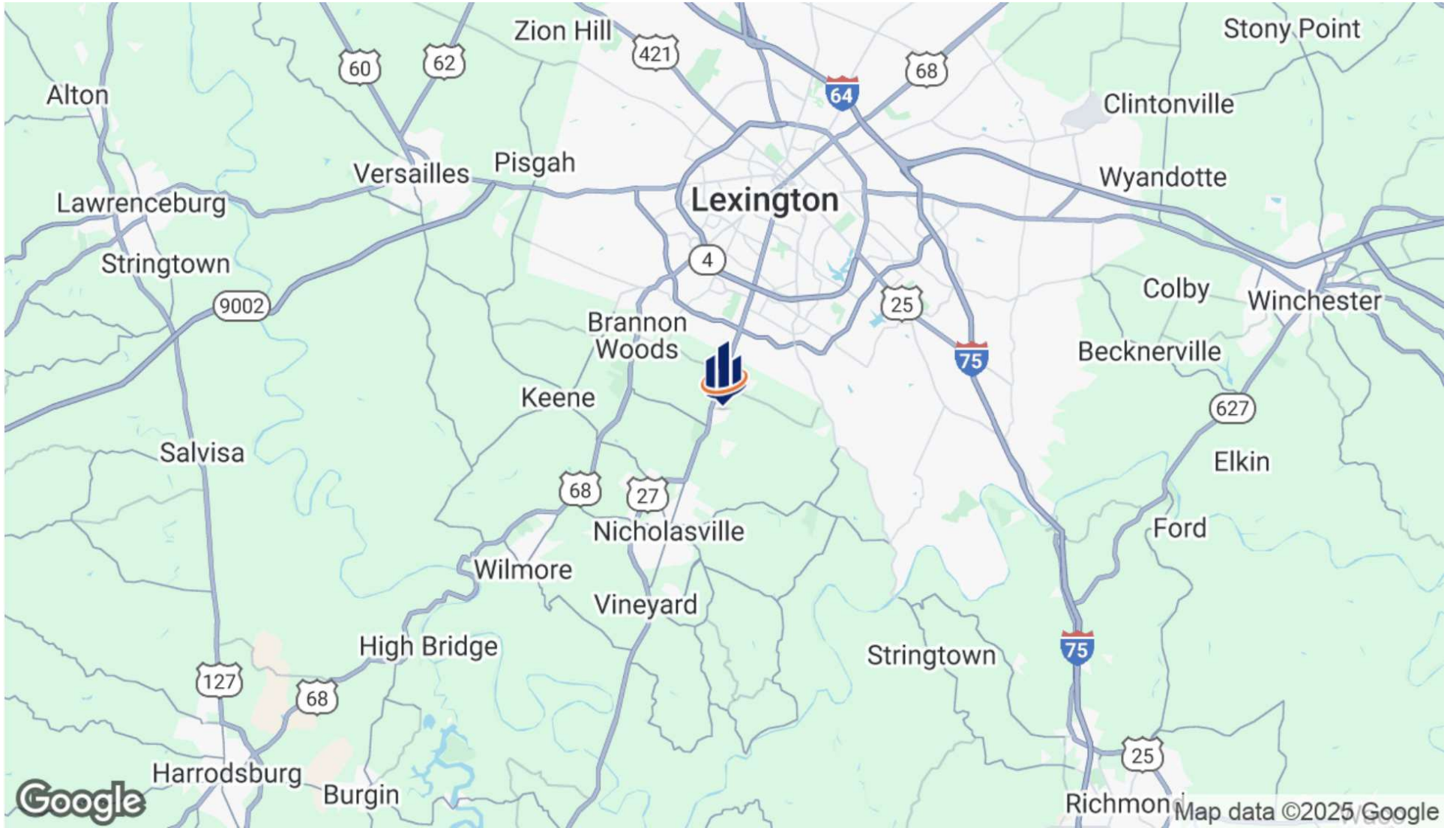
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SVN | STONE COMMERCIAL REAL ESTATE

LOCATION MAP



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SVN | STONE COMMERCIAL REAL ESTATE

DISCLAIMER

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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.

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