SVN
STONE COMMERCIAL REAL ESTATE

For Lease:
Nicholasville Flex Opportunity

129 Macarthur Court

NICHOLASVILLE, KY 40356

PRESENTED BY:

GABE MEASNER
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PROPERTY SUMMARY

FOR LEASE: NICHOLASVILLE FLEX OPPORTUNITY

129 MACARTHUR CT
NICHOLASVILLE, KY 40356

OFFERING SUMMARY	
LEASE RATE:	$10.00 SF/yr (NNN)
BUILDING SIZE:	6,960 SF
LOT SIZE:	1.133 Acres

PROPERTY SUMMARY

SVN Stone Commercial Real Estate is pleased to offer this freestanding ±6,960 SF office/warehouse facility for lease in Nicholasville, Kentucky. The building features ±1,200 SF of finished office — reception, tool room, two restrooms, two main-level private offices, and two second floor offices — with the balance in clear-span warehouse served by a 12′ x 12′ drive-in door, 14′–20′ clear heights, two 200-amp 3-phase panels, and two ceiling-mounted gas furnaces.

This move-in-ready property is well-suited for a variety of industrial users in a convenient location. For more information, please reach out to Gabe Measner at gabe.measner@svn.com or call 859-630-7106.

PROPERTY HIGHLIGHTS

- Lease Rate: $10.00 SF/yr (NNN)
- Available SF: 6,960 SF
- Building Size: 6,960 SF
- Office Area: ±1,200 SF
- Lot Size: 1.133 Acres
- Zoning: I-1 (Light Industrial)
- Drive-In Door: One (12′ x 12′)
- Clear Height: 14′ – 20′

Grade-Level Garage Door

Clear span warehouse

Private Office Workspace

AERIAL

For marketing purposes only, exact locations not warranted
KOHL'S
Sam's Club
Goff Tents & Events
Bluegrass Baking Co
DIX & ASSOCIATES
CALIBER COLLISION
PRIME STORAGE
SMYTH AUTO PARTS
RIGHT PART. RIGHT PRICE. RIGHT NOW.
Kentucky Beer Cheese
Family Owned • Small Batch
Award Winning
Fields in Bloom
KENNEY ORTHOPEDICS
TRIPLE
Industry Pkwy
LEXINGTON CONCRETE
Wildcat MINI STORAGE
crumbl cookies
Marshalls
tropical CAFE
Bob Evans
Kroger
Panera BREAD
HOBBY LOBBY
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Subject Property
MacArthur Court
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ADDITIONAL PHOTOS

GABE MEASNER

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Cell: **859.630.7106**

PROFESSIONAL BACKGROUND

Gabriel Measner is an Advisor with SVN Stone Commercial Real Estate, specializing in the sale and leasing of industrial properties, as well as office and retail transactions throughout Central Kentucky. With three years in the commercial real estate industry, Gabe quickly made an impact, closing the most transactions in the SVN Stone branch during his first full calendar year.

Before joining SVN Stone, Gabe spent eight years as Director of Development for Christian Student Fellowship, where he helped manage the philanthropy team that raised more than $20 million toward the construction of two new student ministry facilities on the University of Kentucky campus, in addition to overseeing ongoing annual fundraising efforts during his tenure.

Originally from Campbell County in Northern Kentucky, Gabe is a graduate of the University of Kentucky and now lives in Lexington with his wife and three children. Outside of work, he enjoys golfing, cheering on the Kentucky Wildcats, and spending time with family and friends. Gabe can be reached at 859.630.7106 or by email at Gabe.Measner@svn.com.

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DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the lease 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.