



# 3,000 SF Warehouse For Lease



**136 Eisenhower Ct**

**NICHOLASVILLE, KY 40356**

**PRESENTED BY:**

**GABE MEASNER**

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## PROPERTY SUMMARY

### NICHOLASVILLE WAREHOUSE FOR LEASE

136 EISENHOWER COURT  
NICHOLASVILLE, KY 40356

#### OFFERING SUMMARY

<b>LEASE RATE:</b>	\$12.00 SF/yr (NNN)
<b>BUILDING SIZE:</b>	3,000 SF
<b>AVAILABLE SF:</b>	3,000 SF
<b>LOT SIZE:</b>	0.5 Acres



## PROPERTY SUMMARY

SVN Stone Commercial Real Estate is pleased to present an opportunity to lease 3,000 SF of warehouse space in Nicholasville, KY. The building sits on approximately 0.5 acres and is well-suited to accommodate a wide variety of users.

The facility includes approximately 600 SF of fully climate-controlled sales office space, with the remainder dedicated to warehouse use. The warehouse features a 6" concrete slab, gas-fired forced-air heat, two (2) 14' x 10' grade-level drive-in doors, and updated high-efficiency LED lighting. The property also offers a fenced in outdoor yard, ideal for material and equipment storage.

The property is ideally located less than 5 miles from downtown Lexington, with easy access to US-27 and I-75/I-64 via Man o' War Boulevard. This is a great opportunity to lease quality space in a tight industrial market. For more information or to schedule a visit to the property, contact Gabe Measner at 859.630.7106 or [gabe.measner@svn.com](mailto:gabe.measner@svn.com).

## PROPERTY HIGHLIGHTS

- Industrial Warehouse For Lease
- 3,000 SF Available
- Zoned I-1
- \$12 SF/yr (NNN)
- Two 14 ft. Drive-In Doors
- Two Offices
- Secured Storage Yard
- Easy access to Lexington and Nicholasville



**WAREHOUSE WITH  
TWO 14' DRIVE-INS**



**LARGE SECURED  
STORAGE YARD**



**TWO OFFICES**

# AERIAL

exact locations not warranted



Lexington Rd | 35,153+ VPD

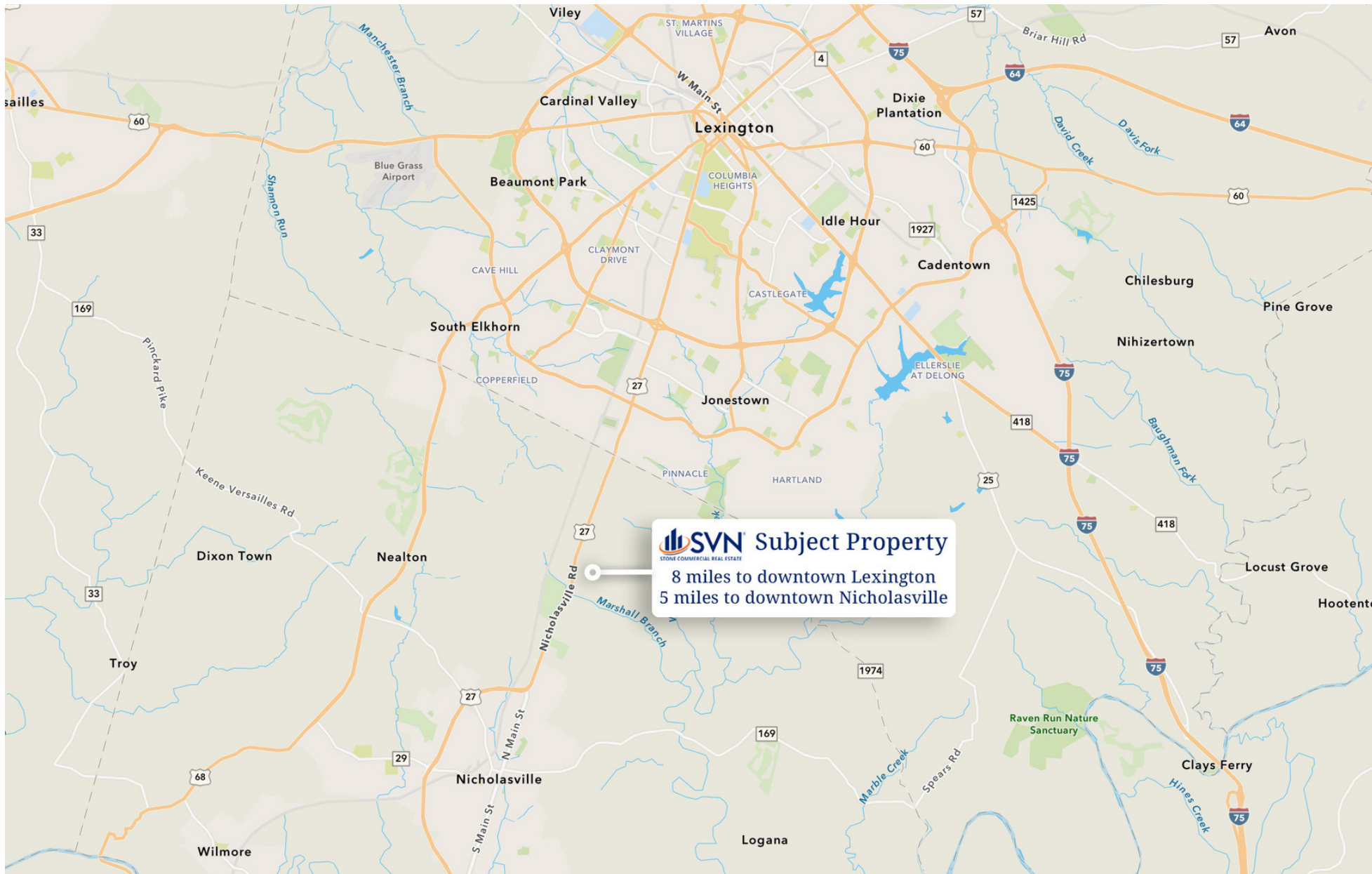
Industry Rd

Eisenhower Ct



**FOR LEASE**  
**Nicholasville**  
**Warehouse**  
**3,000 SF Available**  
**136 Eisenhower Court,**  
**Nicholasville, KY**

# AREA MAP



# 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.

**SVN | Stone Commercial Real Estate**

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## JOHN BUNCH, SIOR

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Direct: **859.306.0602** | 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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