

4,350 SF FLEX / WAREHOUSE SPACE

WAREHOUSE + OFFICE | NICHOLASVILLE, KY



PROPERTY HIGHLIGHTS

- ✓ 4,350 SF warehouse/flex space
- ✓ Multiple bay doors
- ✓ Office buildout included
- ✓ Front reception / common office area
- ✓ Private offices
- ✓ Kitchen / break room
- ✓ Restroom
- ✓ Flexible warehouse layout
- ✓ Suitable for industrial, contractor, logistics, or storage uses
- ✓ Convenient Nicholasville location

IDEAL USES

- ✂ Contractor Space
- 🏠 Warehouse
- 🚚 Distribution
- 👤 Service Business
- 🚛 Equipment Storage
- ⚙️ Light Industrial
- 👥 Operations Hub
- 🏢 Commercial Flex



MULTIPLE BAY DOORS



OFFICE BUILDOUT INCLUDED



OPEN WAREHOUSE AREA



CONVENIENT NICHOLASVILLE LOCATION



PROFESSIONAL ENTRY



OPEN OFFICE / COMMON AREA



PRIVATE OFFICES



PRIVATE OFFICE



DEDICATED TELECOM / IT CLOSET



4,350 SF TOTAL SPACE



MULTIPLE MAN DOORS



KITCHEN / BREAK ROOM



RESTROOM



FLEXIBLE LAYOUT

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Distribution



Service Business



Equipment Storage



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