



FOR LEASE

124,279 SF INDUSTRIAL FACILITY FOR LEASE

101 ETTER DR
Nicholasville, KY 40356

PRESENTED BY:
JOHN BUNCH, SIOR
john.bunch@svn.com
859.433.8911.

TRAVIS ROSE, MBA
travis.rose@svn.com
859.806.1591

PROPERTY SUMMARY

OFFERING INFORMATION

SQUARE FOOTAGE: 124,279

SITE ACREAGE: 18.48

LEASE RATE: \$5.50/sf/yr

LEASE STRUCTURE: NNN

ZONING: I-2 Heavy Industrial

BUILDING INFORMATION

YEAR BUILT/ RENOVATED: 1975/1998 (addition)

ROOF: 2013 Installed EPDM over Metal

STRUCTURE: Steel Framed/Concrete Masonry

ELECTRICAL: Heavy 480/ 3 phase

RAIL SERVED: Yes, CSX

SPRINKLER: Yes, Wet

DOCK POSITION: 11

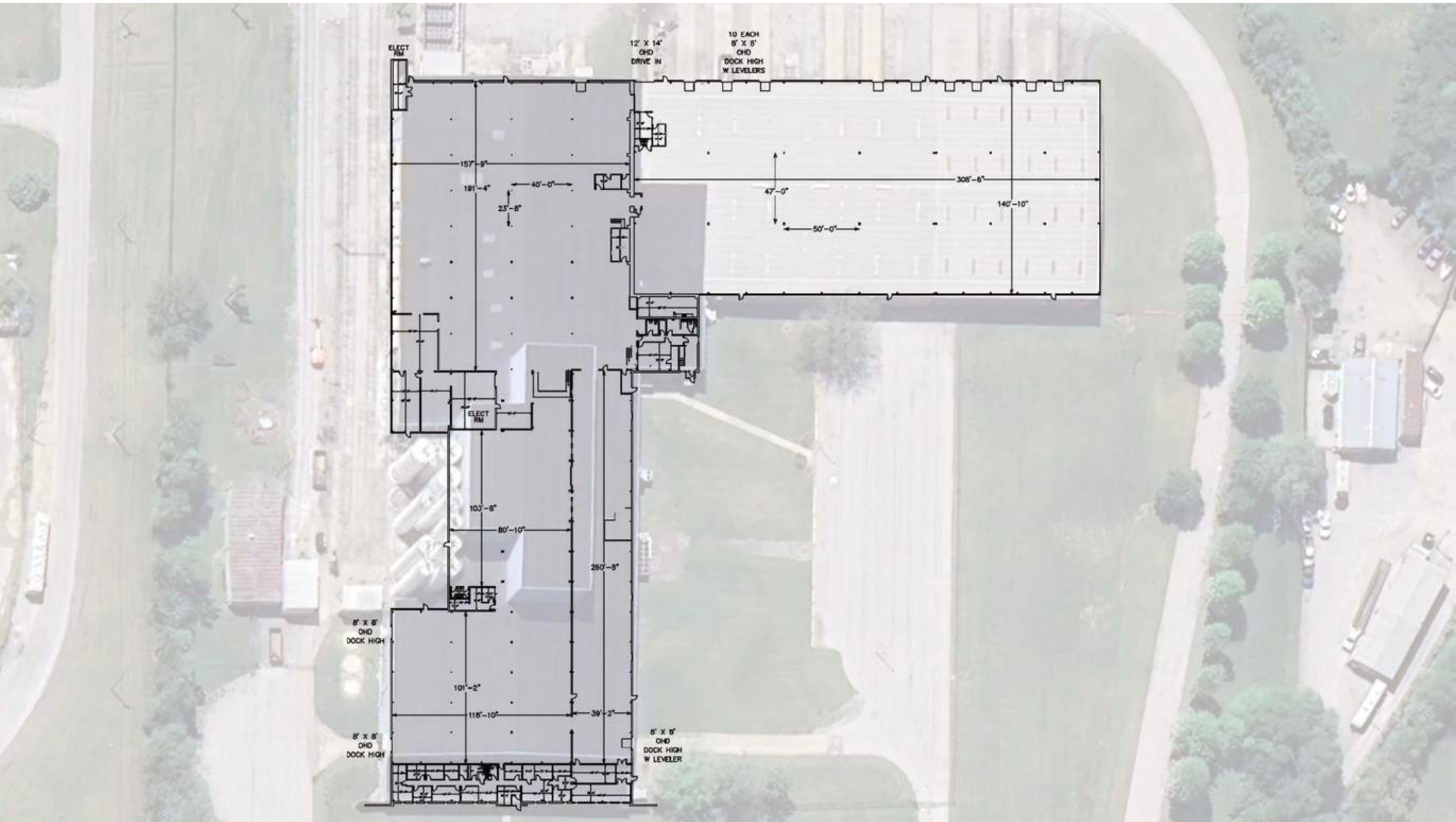
GRADE LEVEL DOOR: 1

HEAT: Gas Fired Forced Air

CEILING HEIGHT: 22'-58'



FLOOR PLAN



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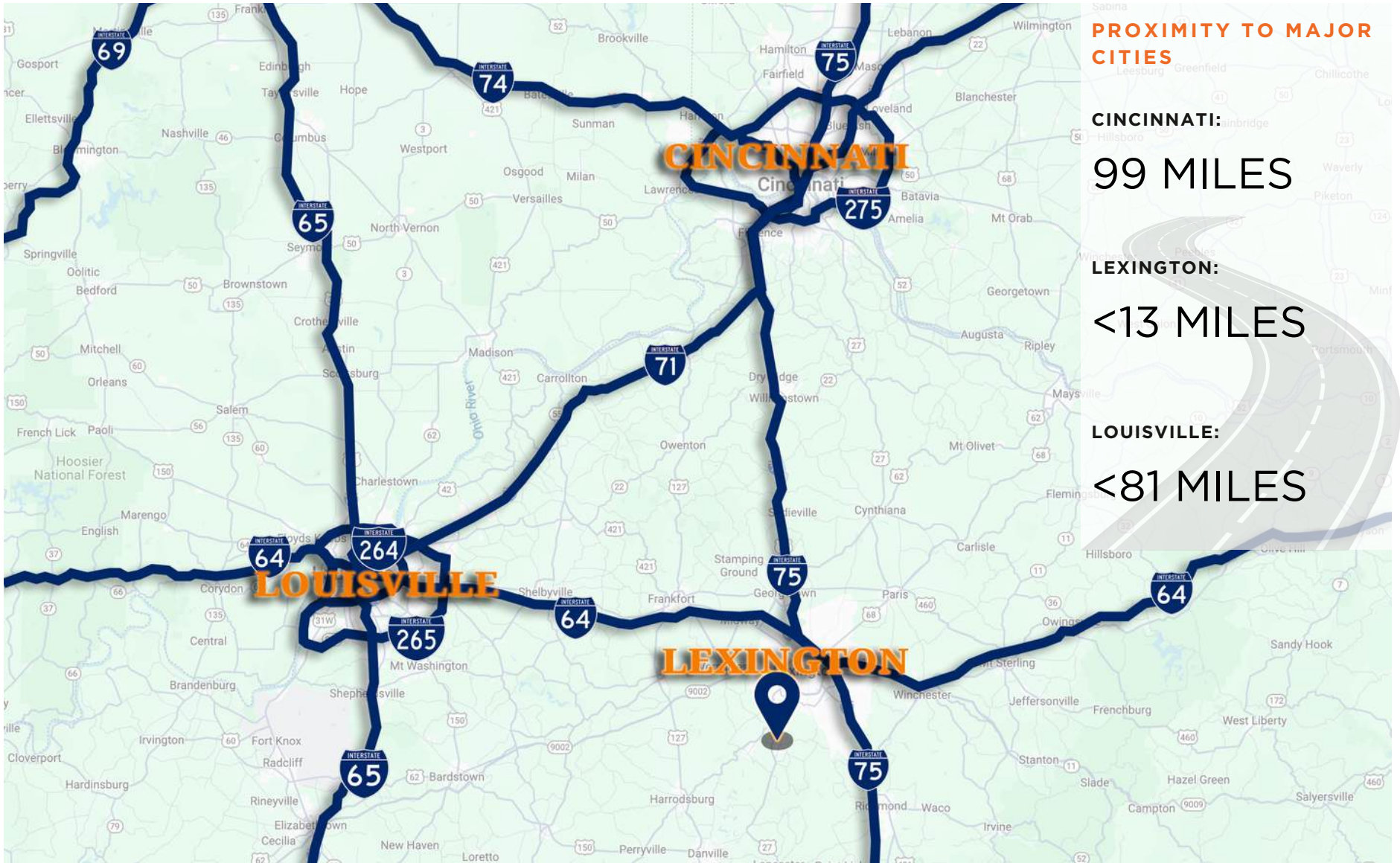
PROPERTY AERIAL



JOHN BUNCH, SIOR
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

1 MILE 3 MILES 5 MILES

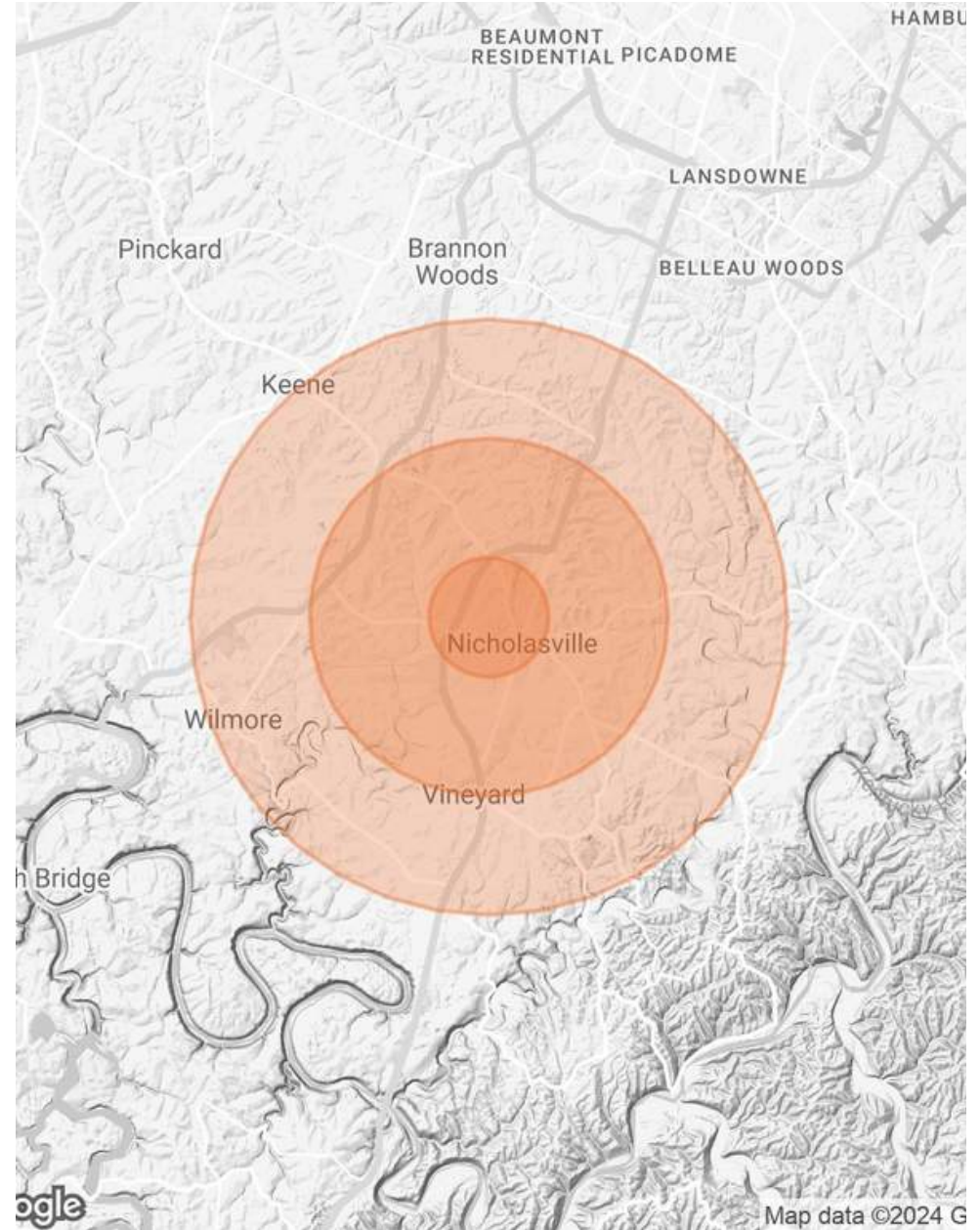
	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,001	31,721	44,004
AVERAGE AGE	38	38	38
AVERAGE AGE (MALE)	36	36	37
AVERAGE AGE (FEMALE)	39	39	39

HOUSEHOLDS & INCOME

1 MILE 3 MILES 5 MILES

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,103	11,875	16,039
# OF PERSONS PER HH	2.6	2.7	2.7
AVERAGE HH INCOME	\$80,876	\$82,107	\$92,412
AVERAGE HOUSE VALUE	\$207,902	\$233,447	\$279,889

Demographics data derived from AlphaMap



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ADVISOR BIO



JOHN BUNCH, SIOR

Senior Advisor

john.bunch@svn.com

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

Since starting with SVN, John has become a top producer amongst the firm nationwide being recognized by SVN International Corp. for superior performance in 2017-2022 with an invitation to President's Circle in 2020 and an invitation to Partners Circle (highest designation) in 2022. He is an active member of the Society of Industrial and Office Realtors which represents the highest echelon of producing brokers in the industrial and office space globally.

Lastly, John is a Kentucky native and graduate of the Gatton College of Business and Economics at the University of Kentucky. He enjoys spending time with His wife Maggie and three wild boys. In his free time, he travels the country looking for snow to ski on, enjoys eating great food and drinking finely crafted Kentucky Bourbons.

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

SVN | Stone Commercial Real Estate
270 S. Limestone
Lexington, KY 40508
859.264.0888

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TRAVIS ROSE, MBA
travis.rose@svn.com

EDUCATION

Bachelors (Business) - University of Kentucky



MEMBERSHIPS

SIOR - Society of Industrial and Office Realtors



CLIENTS I'VE SERVED



ADVISOR BIO



TRAVIS ROSE, MBA

Associate Advisor

travis.rose@svn.com

Direct: **859.306.0598** | Cell: **859.806.1591**

PROFESSIONAL BACKGROUND

Travis Rose serves as an Advisor at SVN Stone Commercial Real Estate. He specializes in assisting his clients in the buying, selling, and leasing of investment properties. Travis is passionate about serving and creating relationships with his clients. Personally,

Travis lives in Lexington with his wife, Bitty, and two wonderful daughters. He enjoys spending time with his family, playing golf, and being involved at his church. Travis is a native of Nicholasville. He attended college at EKU while playing on the golf team and is currently working on his MBA at Murray State University.

EDUCATION

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

MBA - Murray State University



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