



For Sale OR Lease: Industrial Prime Location



220 Industry Pkwy

NICHOLASVILLE, KY 40356

PRESENTED BY:

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PROPERTY SUMMARY

FOR SALE OR LEASE:

220 INDUSTRY PKWY
NICHOLASVILLE, KY 40356

OFFERING SUMMARY

SALE PRICE:	\$615,000
PRICE / SF:	\$113.89
LEASE RATE:	\$9.00 SF/yr (MG)
BUILDING SIZE:	5,400 SF
LOT SIZE:	29,868 SF



PROPERTY SUMMARY

SVN Stone Commercial Real Estate is pleased to bring to market a warehouse located at 220 Industry Parkway in Nicholasville, Kentucky. The property consists of a 5,400 square foot industrial building situated on a 0.7-acre lot and is available for sale at \$615,000 or for lease at \$9.00 per square foot.

The building features a combination of warehouse and office space and is block construction. The warehouse area includes three new 14-foot overhead doors and 15 ft. ceilings. The building is equipped with heavy three-phase power, making it suitable for a wide range of industrial and light manufacturing uses. The warehouse is heated with suspended gas heaters.

The office space is fully climate controlled, and the building includes two restrooms. The property also benefits from a new roof installed approximately two years ago.

220 Industry Road offers an excellent opportunity for an owner-user or tenant seeking quality industrial space in a growing Central Kentucky location.

PROPERTY HIGHLIGHTS

- 5,400 sf building
- 0.7 acre lot
- 3 new 14 ft. doors
- New Roof two years ago
- 3 phase heavy power
- Suspended gas heaters in the warehouse
- Office fully climate controlled, 2 restrooms
- Block Construction



**THREE NEW 14 FT
DRIVE-INS**



**BETWEEN
NICHOLASVILLE &
LEXINGTON**



**15 FT CEILINGS &
3 PHASE POWER**

AERIAL

KOHL'S

LEXINGTON

Downtown Lexington 8 Mi

sam's club

U.S. Highway 27 | VPD + 35,153

KIA
CAR*TOWN
USA

NICHOLASVILLE

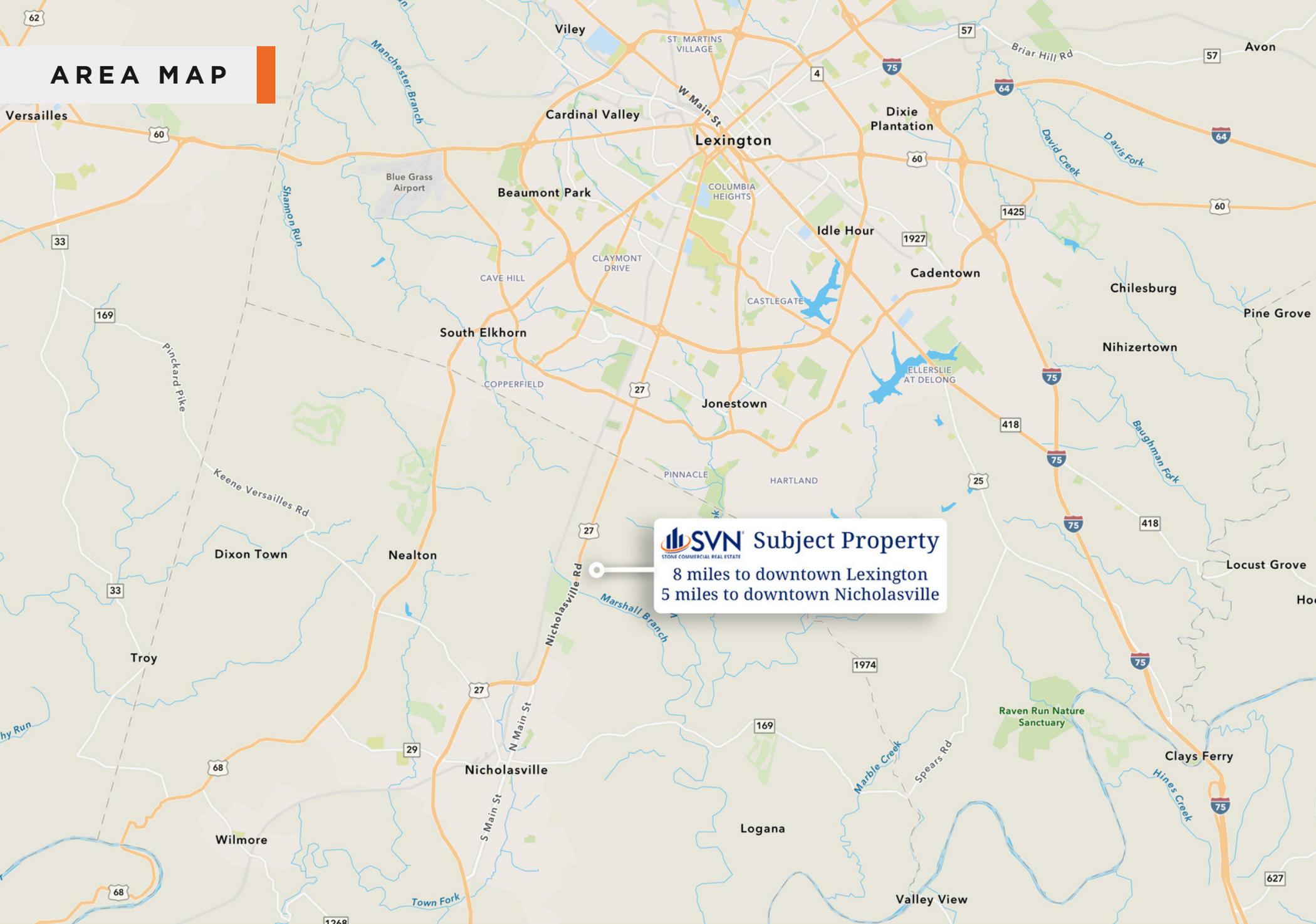
Downtown Nicholasville 4.2 Mi

Industry Parkway

For marketing purposes only;
exact locations not warranted



AREA MAP



220 INDUSTRY PKWY



Note: Warehouse has an additional 880 SF of storage on the second floor level not shown on this plan.

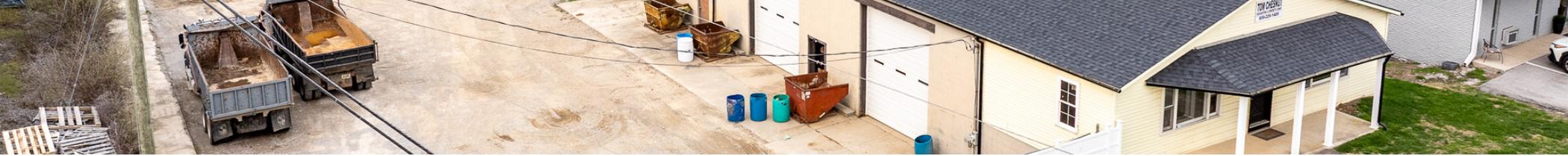
FIRST FLOOR

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS





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