



Industrial Flex Space For Lease

107-109 MEANS DRIVE | NICHOLASVILLE, KENTUCKY

CONTACT

BRYAN LITTLE

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kycommercial.net

PROPERTY DESCRIPTION

Showroom, Office, Warehouse
107-109 Means Drive | Nicholasville, Kentucky



LOCATION

107-109 Means Drive, Nicholasville, KY 40356
Off Kohl's Drive, behind the Kohl's and Sam's Club in
Nicholasville

AVAILABLE

5,816 - 12,114 Divisible SF
Office
Showroom
Warehouse space

RATE

\$10/SF/YR NNN

DEMOGRAPHICS

	1 Mile	3 Mile	5 mile
Population	4.2K	19.1K	21.5K
Daytime Population	5.1K	15.7K	19.3K
Household Income Avg.	\$93.9K	\$98.5K	\$102.2K

HIGHLIGHTS

- 1.61 acre site with rear utility yard
- Showroom, finished office & warehouse layout
- Versatile space for service, industrial & distribution users
- Abundant on-site parking
- Rear yard ideal for equipment & outdoor storage
- Flexible configuration for multiple business types

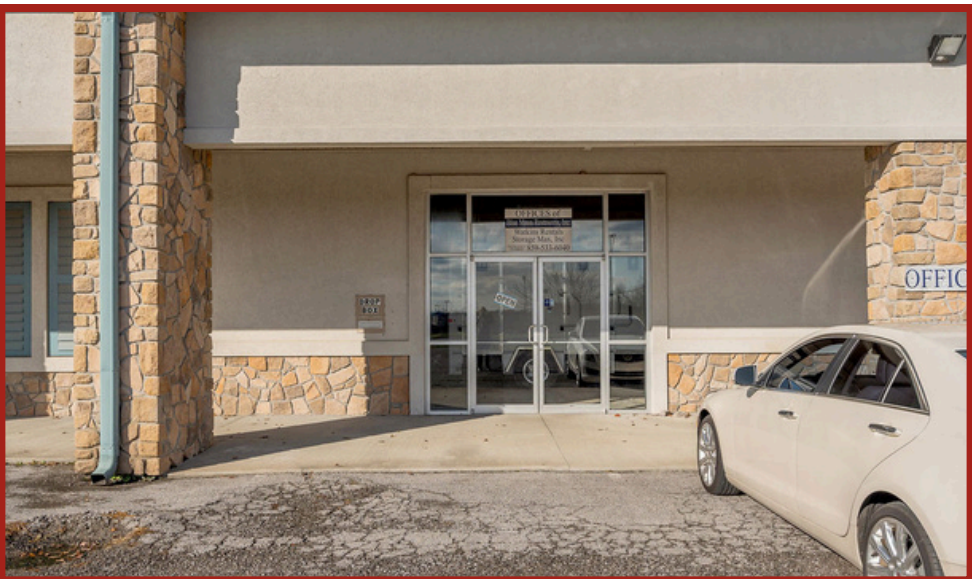


KY COMMERCIAL
1908 Bryant Road, Suite 250, Lexington, KY 40509
www.kycommercial.net

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PROPERTY PHOTOS

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PLAT MAP

Showroom, Office, Warehouse
107-109 Means Drive | Nicholasville, Kentucky

AREAS OF SURVEY: 7.63 ACRES
 AFTER: LOT 1 - 1.14 ACRES
 LOT 2 - 3.81 ACRES
 LOT 3 - 1.81 ACRES

METHOD OF SURVEY
 THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT OF 1978 AND THE SURVEYING REGULATIONS OF THE BOARD OF SURVEYING ENGINEERS OF THE STATE OF KENTUCKY. THE SURVEY WAS CONDUCTED BY THE SURVEYOR AND THE RESULTS ARE SHOWN ON THIS PLAT MAP.

NOTES
 1. THE NEIGHBORHOOD CITY ORDINANCE PREVENTS THE NEIGHBORHOOD BOARD OF ADJUSTMENT FROM GRANTING ANY VARIANCE FROM A RESUBDIVISION LOT REQUIREMENT IMPOSED BY EITHER THE NEIGHBORHOOD REGULATIONS OR SOME ORDINANCE OF THE CITY OF NICHOLASVILLE IF THE VARIANCE WILL INDEED BE NECESSARY BY THE DISCRETION OF A DEED OF RESUBDIVISION EFFECTING THESE LOTS.
 2. THESE LOTS ARE NOT SHOWN AS 60 FOOT (6') DRAINAGE AND UTILITY EASEMENTS ON EITHER SIDE OF ALL LOTS UNLESS OTHERWISE NOTED.
 3. ADDITIONAL THE PROVISIONS SHALL BE INSTALLED AT THE OWNER'S EXPENSE AND TO CITY REGULATIONS IF ANY BUILDING ARE LOCATED MORE THAN 120 FEET FROM AN EXISTING THE PROPERTY IF A BUILDING IS REQUIRED TO HAVE A SPILLWAY SYSTEM A FIVE (5) FOOT HIGH WALL SHALL BE INSTALLED ON LOCATED WITHIN 50 FEET OF THE EXISTING CONNECTION AND SHALL BE LOCATED WITHIN 50 FEET OF A PAVED SURFACE ROADWAY CAPABLE OF ACCESS BY AND OF
 4. STREET LIGHTS SHALL BE PROVIDED BY THE ADMINISTRATIVE OFFICER OF THE NEIGHBORHOOD BOARD.
 5. IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS TO CONSTRUCT AT THEIR OWN EXPENSE A DRAINAGE SWALE OR STORM SEWER WITHIN THE DRAINAGE AND UTILITY EASEMENTS IN ACCORDANCE WITH APPLICABLE CITY REGULATIONS. WHEN THE PROPERTY IS BUILT ON THE DESIGN FOR THESE STORM DRAINAGE FACILITIES SHALL BE ADAPTED TO AND APPROVED BY THE NEIGHBORHOOD PLANNING COMMISSION PRIOR TO CONSTRUCTION. NO FLOODING SHALL BE CAUSED BY THE STRUCTURE AT THE 100 YEAR RETURN PERIOD.
 6. NO GRADING, EXCAVATING, STRIPPING, PILING, OR OTHER OBSTRUCTION OF THE NATURAL GRADE COVER SHALL TAKE PLACE PRIOR TO APPROVAL OF AN EROSION AND SEDIMENT CONTROL PLAN.
 7. NO BUILDING PERMITS SHALL BE ISSUED UNLESS AND UNTIL A FINAL DEVELOPMENT PLAN IS APPROVED BY THE PLANNING COMMISSION. CONSTRUCTION ON THESE LOTS SHALL CONFORM TO THAT PLAN.
 8. EXISTING EASEMENTS SHOWN HEREON ARE NOT ALTERNATE FOR USE THEY TO BE PUBLIC. MAINTENANCE OF SAME SHALL BE AT AGREEMENT BETWEEN INTERESTED PARTY OWNERS AND/OR OTHER PRIVATE PARTIES.
 9. THE FLOOR ELEVATION OF THE FIRST FLOOR OF A STRUCTURE WITH SANITARY SEWER SERVICE SHALL BE NOT LESS THAN 2 FEET ABOVE THE HIGHEST TOP OF THE FIRST DOWN GROUND SANITARY SEWER MAINLINE FROM THE SERVICE CONNECTION FOR THE STRUCTURE FOR SANITARY SEWER. THE SANITARY FLOOR ELEVATION SHALL BE NOT LESS THAN 2 FEET ABOVE THE HIGHEST TOP OF THE FIRST DOWN GROUND SANITARY MAINLINE FROM THE SERVICE CONNECTION FOR THE STRUCTURE AND NO SERVICE CONNECTION WILL BE PERMITTED FOR A STRUCTURE UNLESS FLOOR ELEVATION IS AT LEAST 3 FEET ABOVE THE TOP OF THE MAIN SEWER NET INCLUDING THE AREA UNLESS THE OWNER OF THE PROPERTY HAS INSTALLED AN INVERTING SERVICE PUMPING FACILITY AT THE STRUCTURE WITH THE ELEVATION OF THE DRAINAGE POINT BEING THE REQUIRED ELEVATION ABOVE THE TOP OF THE MAINLINE AND PUMP STATION NET. WELLS AND PITS EXCEPTED A WATER AND SEWER AND HOLDING TANKS UNLESS APPROVED BY THE CITY OF NICHOLASVILLE.
 10. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP COMPLEX-PAGE-NO. 21842C0000, DATED JAN. 2, 2013, THE SUBJECT PROPERTY IS NOT SHOWN WITHIN A FLOOD PLAIN.
 11. THE PURPOSE OF THIS SUBDIVISION PLAT IS TO SUBMIT THE NEEDS AND RELEASE ALL CLAIMS TO EASEMENTS THE PLAT OF RECORDS LOCATED IN PLAT GABINET 10, SUBDIVISION WITH THESE LOTS. THE PLAT OF RECORDS LOCATED IN PLAT GABINET 10, SLIDE 337 IN THE JESSAMINE COUNTY CLERK'S OFFICE. SHE APPROVED BEING TO SHOW PARCELS IN LOT 1 AND FROM WHAT WAS FORMERLY LOT 2 AND SPARE PARCELS (1.81 AC) FROM WHAT WAS FORMERLY LOT 1 AND THE SUBDIVISION PARCELS IN AND 1.81 AC PARCELS IN LOT 1 AND 1.81 AC PARCELS IN LOT 2 AS WELL AS TO RE-ENTRUSTMENT UTILITY AND NEIGHBORHOOD BOARD.

DEED BOOK 755, PAGE 340
DEED BOOK 755, PAGE 274
PLAT GABINET 10, SLIDE 337
PLAT GABINET 10, SLIDE 338
PLAT GABINET 11, SLIDE 340

OWNERS
 CORNERSTONE PROPERTIES OF KY, LLC
 3400 HARBORCROSS ROAD
 NICHOLASVILLE, KY 40306

BLLE MOON RESTROOMS, INC.
 108 YEARS DRIVE
 NICHOLASVILLE, KY 40306

HORNE ENGINEERING, INC.
 ENGINEERS - PLANNERS - LAND SURVEYORS
 216 SOUTH MAIN STREET - NICHOLASVILLE, KY 40306
 PHONE: (606) 840-4441 FAX: (606) 845-9360

RECORDS INFORMATION: 655
 REC'D: 3/18/23
 TOTAL FEES: \$2,281.60
 COUNTY CLERK: JENNIFER C. SULLIVAN
 COUNTY: JESSAMINE COUNTY
 BOOK: CB111 SHEET: 655



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