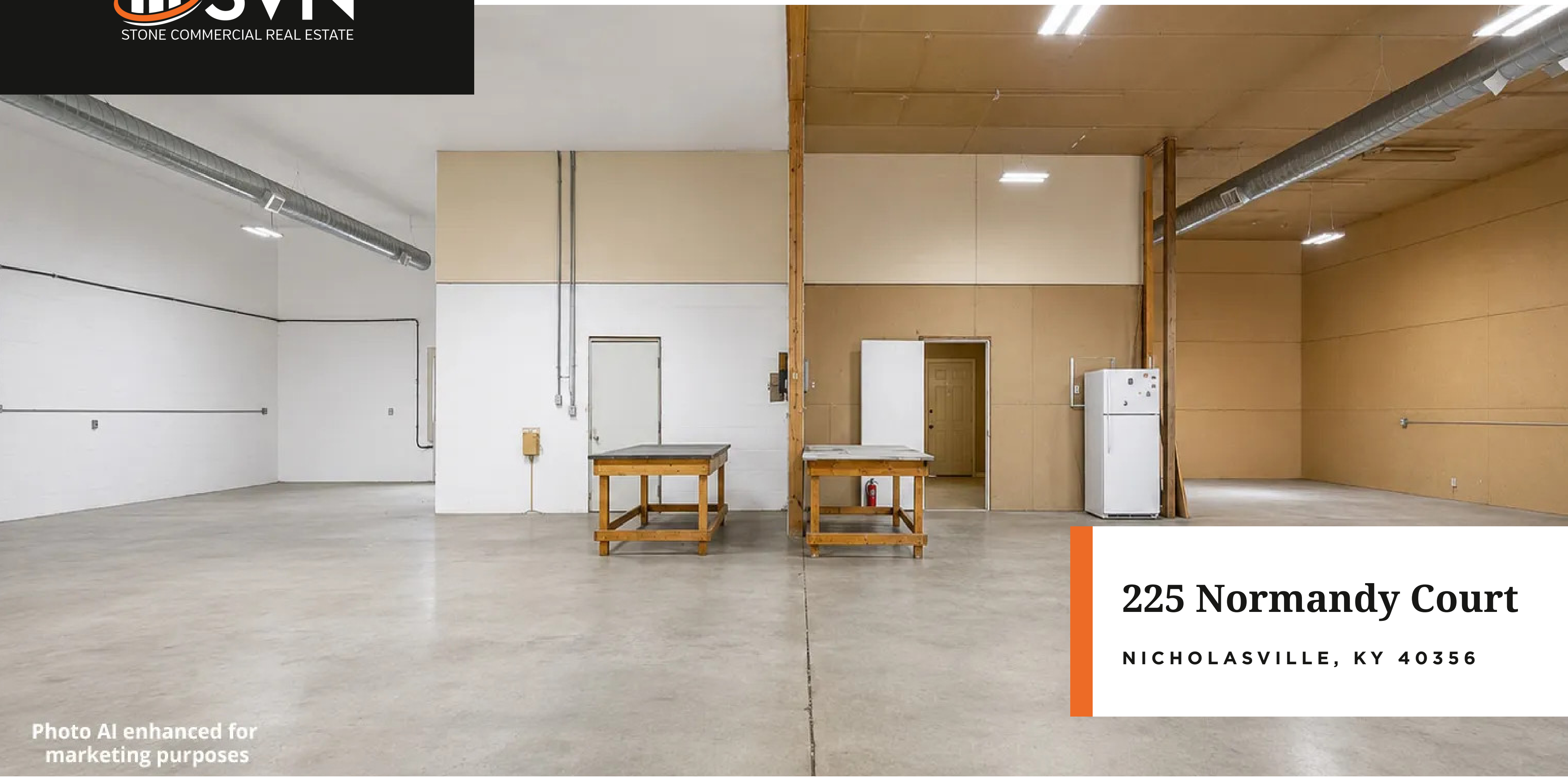
Nicholasville Flex Space For Lease



225 Normandy Court

NICHOLASVILLE, KY 40356

PRESENTED BY:

TRAVIS ROSE, MBA
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PROPERTY SUMMARY

NICHOLASVILLE FLEX SPACE FOR LEASE

225 NORMANDY CT
NICHOLASVILLE, KY 40356

OFFERING SUMMARY	
LEASE RATE:	$11 SF/yr (MG)
AVAILABLE SF:	2,000 - 6,000 SF
PRICE:	$1,833-$5,500 / month

PROPERTY SUMMARY

SVN | Stone is pleased to offer 2,000–6,000 square feet of industrial space for lease at $11/SF plus utilities at 225 Normandy Court in Nicholasville, Kentucky.

The space consists of three 2,000 SF units that are currently joined together to provide 6,000 SF of contiguous space. The space is fully climate controlled and features a small office area, open warehouse space with 14-foot ceilings, and a 12-foot roll-up door. The property also offers additional space behind the building that can be used for parking or outdoor storage. This space is ideal for contractors, service companies, distributors, and light industrial users looking for functional, climate-controlled warehouse space with additional outdoor space.

The property is conveniently located just off Nicholasville Road, approximately two miles south of Lexington, providing easy access to both Nicholasville and the greater Lexington market.

For additional information or to schedule a tour, please contact Travis Rose at 859-806-1591 or travis.rose@svn.com.

PROPERTY HIGHLIGHTS

- 2,000-6,000 SF available
- Fully Climate Controlled
- Ample Parking
- 12 ft grade level doors
- 14 ft ceilings
- LED Lighting
- Small Office Space, Open Warehouse
- Recently updated bathrooms
- Convenient Location

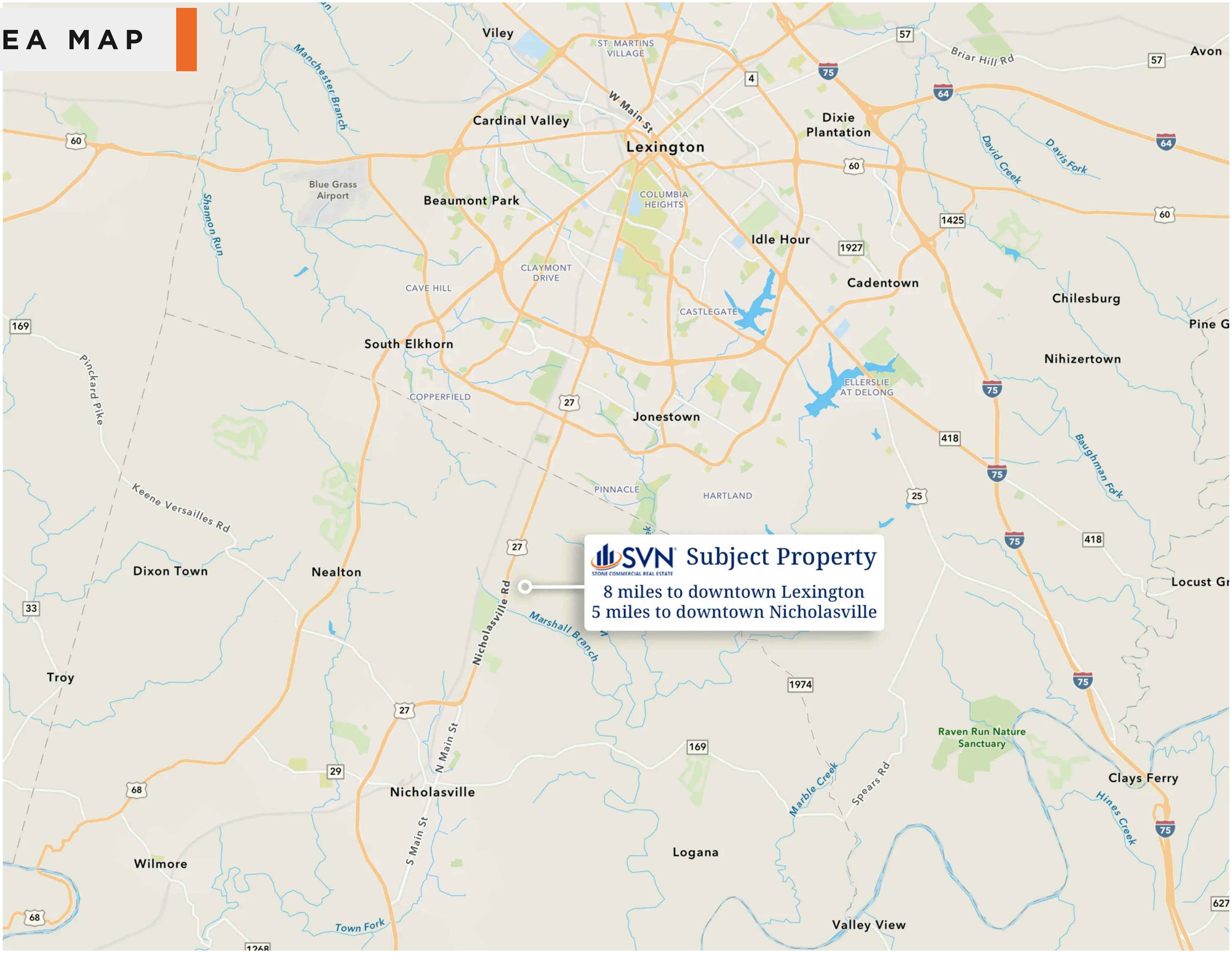
Open Industrial Space

Grade-Level Garage Doors

Front & Rear Parking

ADDITIONAL PHOTOS

AREA MAP


SVN STONE COMMERCIAL REAL ESTATE Subject Property
8 miles to downtown Lexington
5 miles to downtown Nicholasville
Lexington
Viley
ST. MARTINS VILLAGE
W Main St
Cardinal Valley
Dixie Plantation
Avon
Briar Hill Rd
Blue Grass Airport
Beaumont Park
COLUMBIA HEIGHTS
Idle Hour
CLAYMONT DRIVE
CAVE HILL
Cadentown
Chilesburg
CASTLEGATE
South Elkhorn
Nihizertown
COPPERFIELD
ELLERSLIE AT DELONG
Jonestown
PINNACLE
HARTLAND
Dixon Town
Nealton
Locust Gr
Troy
Nicholasville Rd
Marshall Branch
Raven Run Nature Sanctuary
Clays Ferry
Nicholasville
Wilmore
Logana
Valley View
Town Fork
Keene Versailles Rd
Pinckard Pike
Shannon Run
Manchester Branch
Marble Creek
Spears Rd
Hines Creek
David Creek
Davis Fork
Baughman Fork
N Main St
S Main St
Pine G

ADVISOR

TRAVIS ROSE, MBA

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Cell: **859.806.1591**

PROFESSIONAL BACKGROUND

Travis Rose serves as an Advisor at SVN Stone Commercial Real Estate, where he specializes in the acquisition and sale of large farm, residential, and commercial development tracts across Central Kentucky. In addition to land brokerage, Travis also assists clients with the buying, selling, and leasing of investment properties, offering market insight and tailored strategies to meet each client's goals.

A native of Nicholasville, Travis brings a deep understanding of Kentucky's land and investment landscape. His relational approach to brokerage is rooted in trust, service, and a commitment to long-term client success. In 2024, he was recognized with the SVN Achievers Award, a national production honor awarded to top-performing advisors based on annual sales volume.

Travis earned his Bachelor's degree from Eastern Kentucky University, where he was a member of the EKU golf team, named to the President's List, and honored as an Academic All-American. He later completed his MBA at Murray State University, further sharpening his financial and strategic expertise.

Outside of real estate, Travis resides in Lexington with his wife, Bitty, and their three daughters. He enjoys playing golf, spending time with family, and serving in various roles at his local church.

EDUCATION

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

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

DISCLAIMER

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The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.