

FOR LEASE
25,000 - 49,750 SF INDUSTRIAL BUILDING IN NICHOLASVILLE, KY
900 JOHN C WATTS DR, NICHOLASVILLE, KY 40356



PRESENTED BY:
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LEASE RATE:

6.25/sf/yr + NNN

PROPERTY DESCRIPTION

SVN Stone Commercial Real Estate is pleased to bring to market 900 John C. Watts Drive in Nicholasville, KY.

This 25,000 - 49,750 SF industrial facility has an abundance of features sure to accommodate a variety of users. For starters the office space is just over 1,200 square feet and includes a reception area, five (5) private offices, kitchenette, and men and women's restrooms. The remaining balance of the space is warehouse space with features including: 6" concrete reinforced slab, gas fired forced air heat, fully sprinkled (wet), 3 phase power, 16' clear heights, warehouse dedicated restrooms, (1) grade level drive in door, and seven (7) dock positions.

Due to the positions of the docks, the property can easily be subdivided into smaller units to accommodate businesses of different sizes. (sizes available upon request) In addition to the existing improvement, the property sits on over 10 acres of industrial zoned land providing an opportunity for outdoor laydown yard and/or expansion.

The property is conveniently located south of Lexington, KY, and less than one mile from HWY 27. This is an excellent opportunity to secure space in Central KY increasingly competitive industrial market. For further inquiry or to schedule a private tour please reach out to John Bunch (859-433-8911) john.bunch@svn.com or Gabe Measner (859-630-7106) gabe.measner@svn.com.

HIGHLIGHTS

- 25,000 - 49,750 sf (with potential to demise)
- High efficiency LED lighting
- Full sprinkled
- 7 Dock height doors
- (1) Grade level drive in door
- Over 5 acres of potential outdoor laydown yard





5 Acres
of Laydown Yard

For marketing purposes only,
exact locations not warranted



LOCATION DESCRIPTION

Nicholasville, Kentucky, in Jessamine County, is a strategic location for industrial operations in the Bluegrass region. Its proximity to major transportation routes, including I-75 and I-64, ensures seamless connectivity for manufacturing, logistics, and distribution operations.

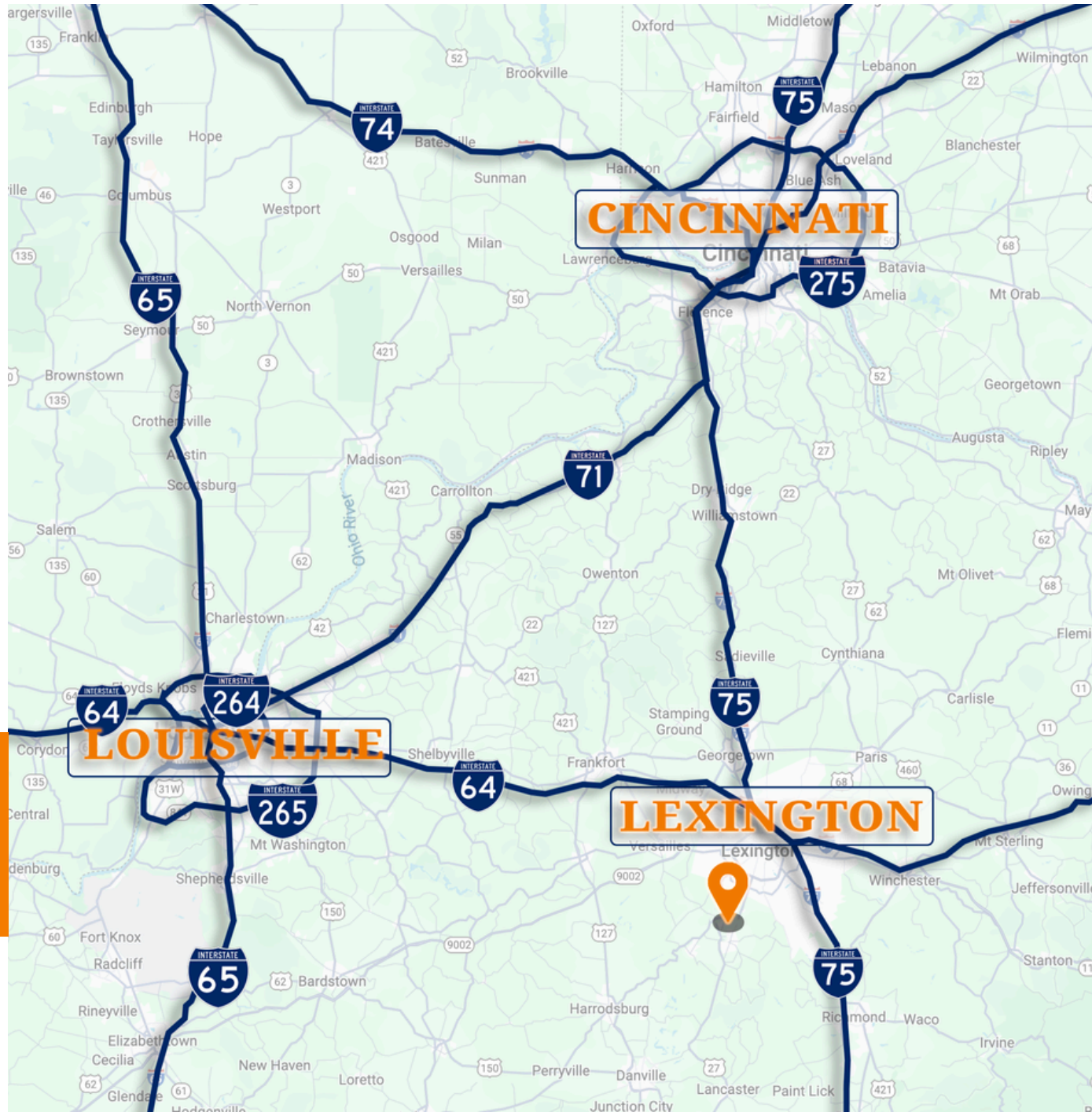
The city offers a strong and adaptable workforce, supported by community investments in workforce development and access to critical infrastructure. With a business-friendly climate and strategic location, Nicholasville is a prime destination for industrial growth and investment in Central Kentucky.

Distance to Major Cities:

Lexington: Less than 17 miles

Cincinnati: Less than 101 miles

Louisville: Less than 100 miles



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ADVISOR BIOS



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John Bunch, SIOR

Senior Advisor SVN | Stone Commercial Real Estate

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.



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Gabe Measner

Advisor SVN | Stone Commercial Real Estate

Gabe Measner serves as an Advisor at SVN Stone Commercial Real Estate. He specializes in working with clients on the buying, selling, and leasing of industrial properties. He also performs sales and leases of office and retail properties in the Central Kentucky area. Formerly, Gabe was the Director of Development for 8 years at Christian Student Fellowship. During his tenure, the organization raised over 20 Million Dollars towards the construction of two new facilities on the University of Kentucky campus, and the annual fund for day-to-day ministry work.

Gabe was born and raised in Northern Kentucky before attending the University of Kentucky. He now lives in Lexington with his wife and two kids. He enjoys playing golf, cheering on the Cats, and spending time with his family and friends. You can contact Gabe at 859.630.7106 or email him at Gabe.Measner@svn.com.

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DISCLAIMER

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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

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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.