



**FOR LEASE**

# 124,279 SF Industrial Facility For Lease

**101 ETTER DR**

Nicholasville, KY 40356

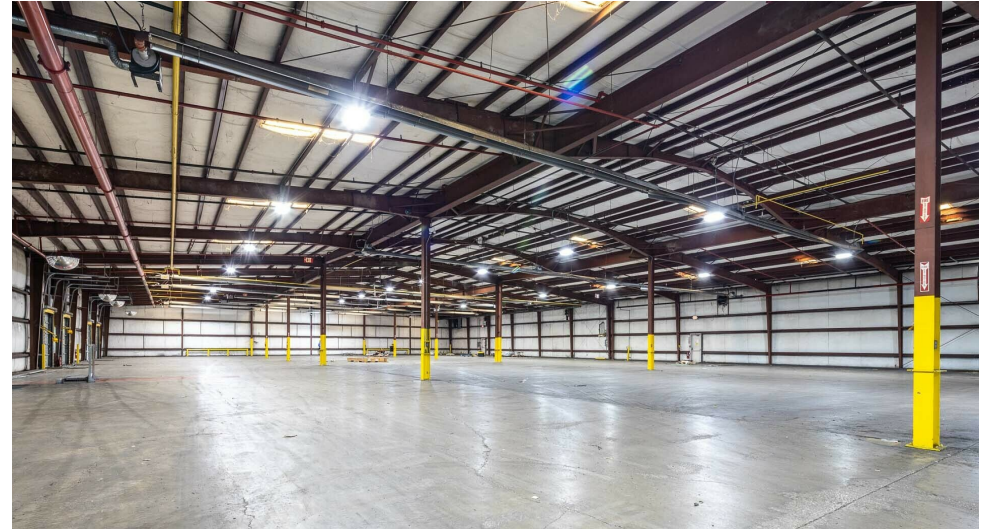
**PRESENTED BY:**

**JOHN BUNCH, SIOR**  
john.bunch@svn.com

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



## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

SVN Stone Commercial Real Estate is pleased to bring to market 101 Etter Drive in Nicholasville, KY for lease. The 124,279 sf former manufacturing facility is located on approximately 18 acres and is available for immediate occupancy. Due to its former use, the facility is well positioned for both light and heavy manufacturing. The space could also be converted to a distribution and warehousing use. The property is located just south of Lexington, KY and less than 20 miles from the I-75/I-64 exchange.

The improvement features approximately 7,000 square feet of fully climate controlled office space with the balance of 118,000 sf being warehouse. The warehouse's ceiling heights vary by section with the lowest clear height being 20' clear and expanding to as high as 40' in the former specialized manufacturing area.

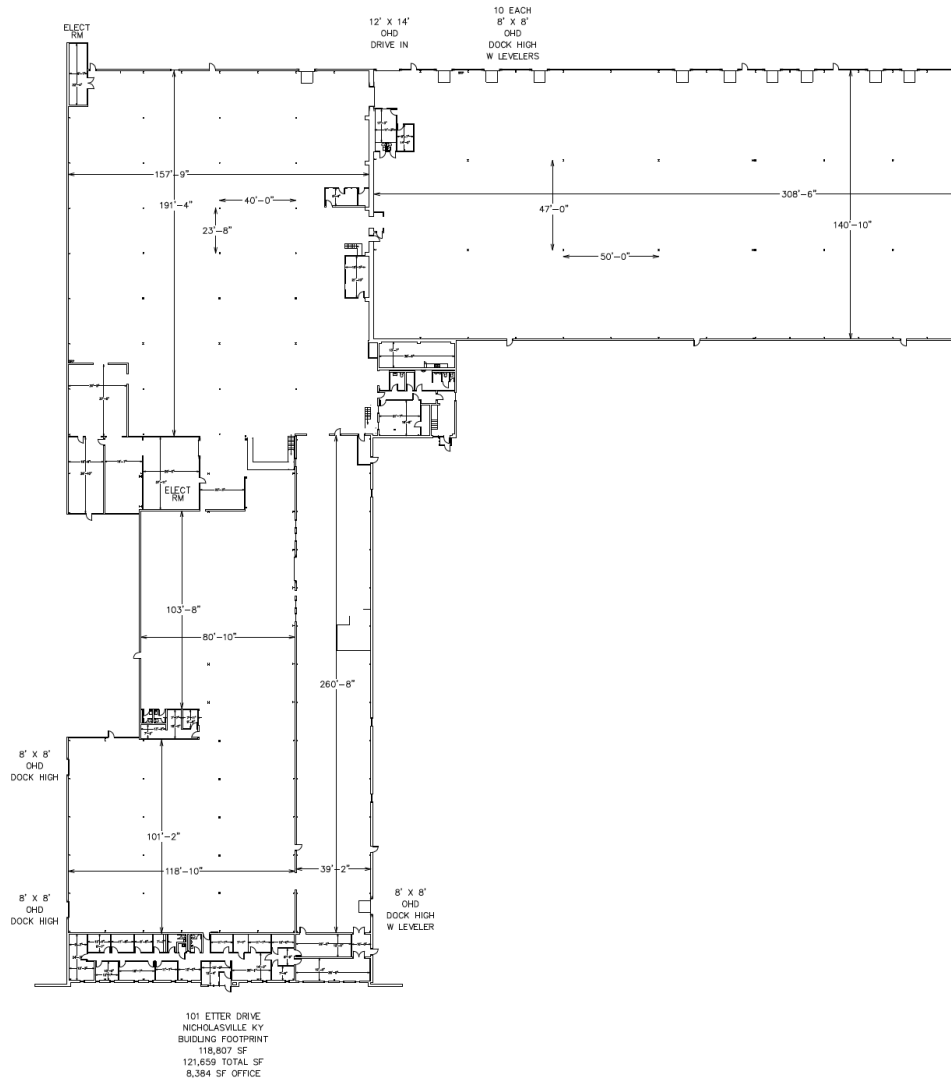
The facility is loaded with additional features including but not limited to: 11 dock doors, 1 grade level door, fully sprinkled (wet). 480/3 phase heavy power, high efficiency lighting, and IS RAIL SERVED.

This is a limited opportunity in an increasingly tight market. For further information or to set up a private tour, please reach out to John Bunch, SIOR at [john.bunch@svn.com](mailto:john.bunch@svn.com) // 859.433.8911 or Travis Rose, MBA.

### OFFERING SUMMARY

<b>LEASE RATE:</b>	\$5.50 SF/yr (NNN)
<b>BUILDING SIZE:</b>	124,279 SF
<b>ACREGAGE</b>	18 AC
<b>CEILING HEIGHT:</b>	20 - 40 FT
<b>DOCKS:</b>	11
<b>DRIVE IN:</b>	1 Grade Level Drive In
<b>SPRINKLER SYSTEM:</b>	Sprinkled Wet System
<b>RAIL SERVED:</b>	Yes
<b>POWER:</b>	480 3 phase/ 4,000 amps

# FLOOR PLAN



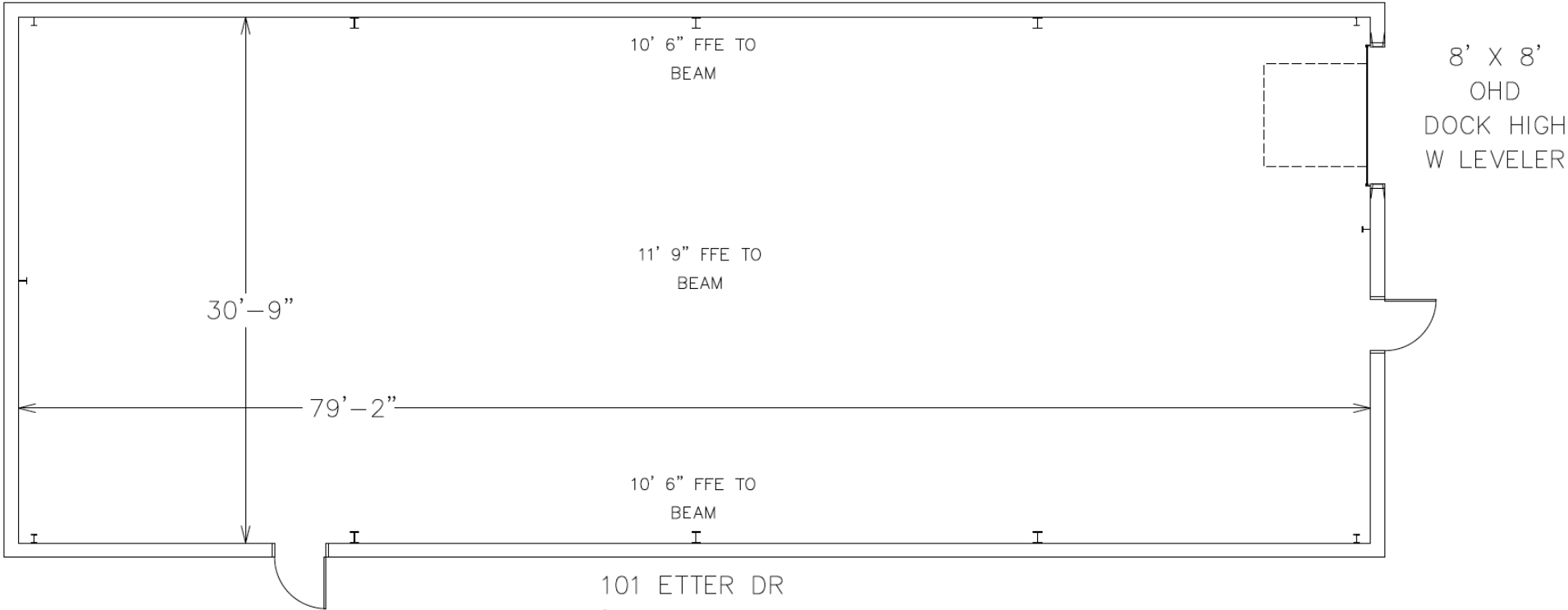
**JOHN BUNCH, SIOR**

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**FLOOR PLAN**



101 ETTER DR  
NICHOLASVILLE KY  
BLDG 2  
2,620 TOTAL SF

**JOHN BUNCH, SIOR**      **TRAVIS ROSE, MBA**  
john.bunch@svn.com      travis.rose@svn.com



# PROPERTY AERIAL



JOHN BUNCH, SIOR

john.bunch@svn.com

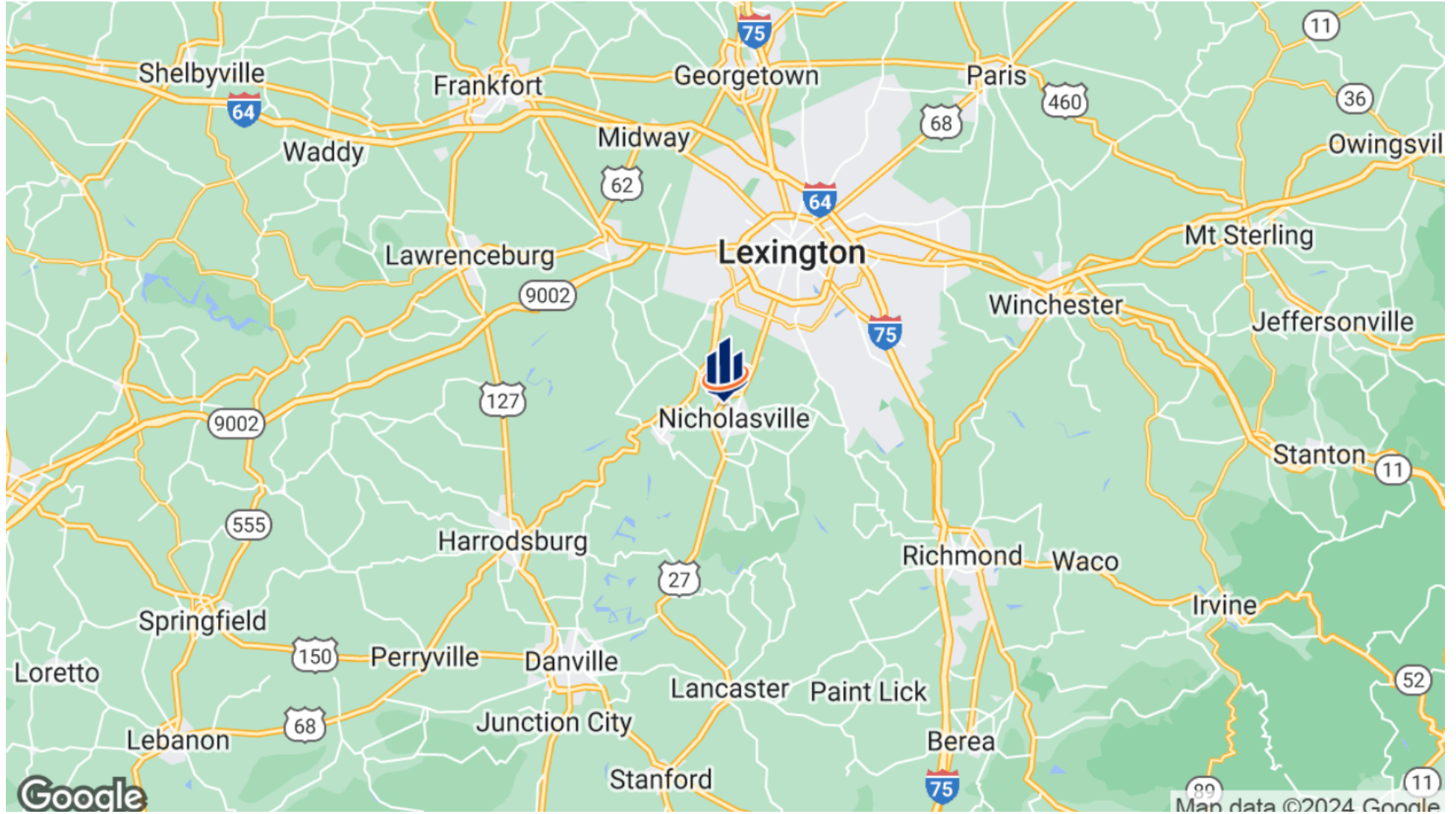
TRAVIS ROSE, MBA

travis.rose@svn.com

125,000 SF INDUSTRIAL FACILITY FOR LEASE | 101 Etter Dr Nicholasville, KY 40356

SVN | STONE COMMERCIAL REAL ESTATE

# LOCATION MAP



**JOHN BUNCH, SIOR**

john.bunch@svn.com

**TRAVIS ROSE, MBA**

travis.rose@svn.com



# DEMOGRAPHICS MAP & REPORT

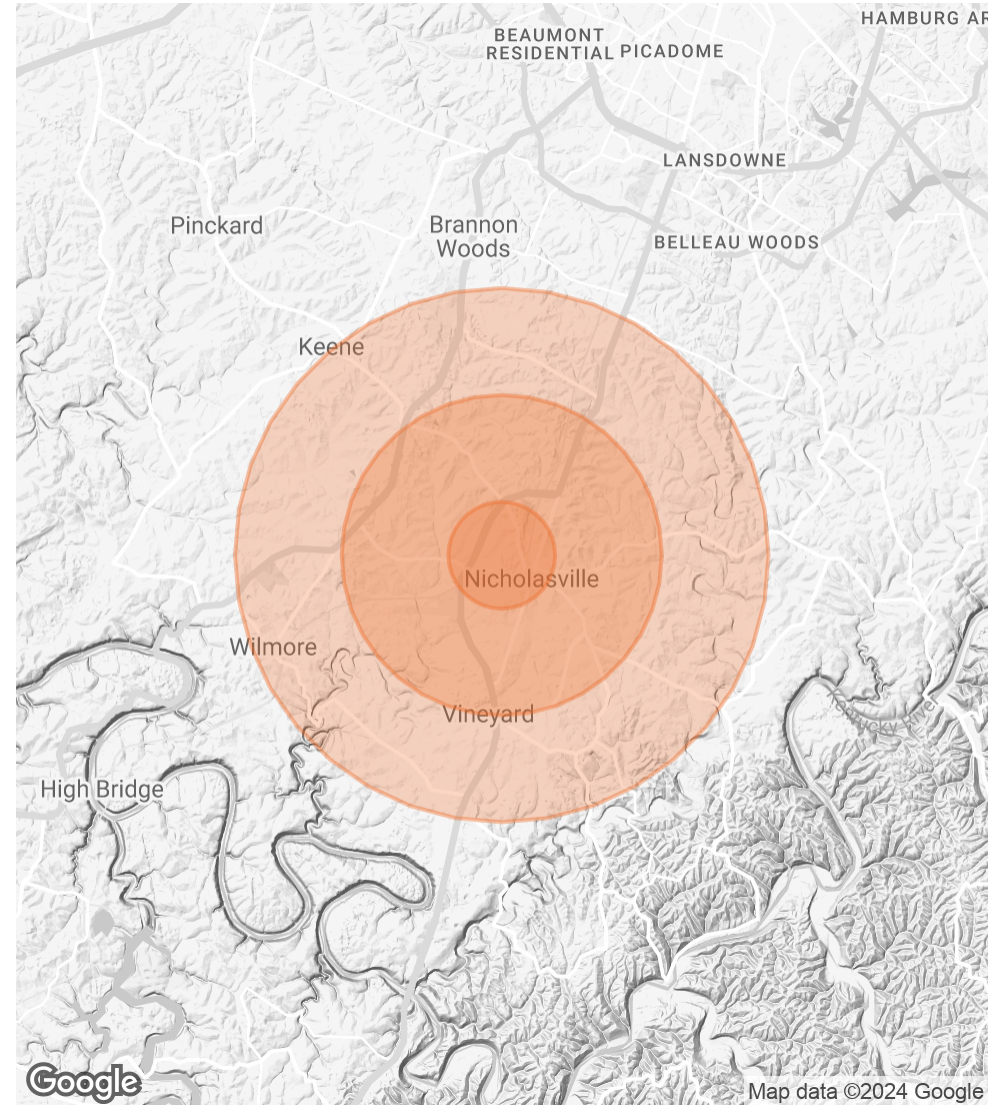
## POPULATION

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

## HOUSEHOLDS & INCOME

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

Demographics data derived from AlphaMap



**JOHN BUNCH, SIOR**

john.bunch@svn.com

**TRAVIS ROSE, MBA**

travis.rose@svn.com

## 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.

### EDUCATION

Bachelors (Business) - University of Kentucky

### MEMBERSHIPS

SIOR - Society of Industrial and Office Realtors

#### SVN | Stone Commercial Real Estate

270 S. Limestone  
Lexington, KY 40508  
859.264.0888

JOHN BUNCH, SIOR

john.bunch@svn.com

TRAVIS ROSE, MBA

travis.rose@svn.com



## 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 EKV 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

### SVN | Stone Commercial Real Estate

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**TRAVIS ROSE, MBA**

travis.rose@svn.com

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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.

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