

**PRESENTED BY:**

**JOHN SOPER**

C: 859.608.0256 || John.soper@svn.com

**TRAVIS ROSE**

C: 859.806.1591 || Travis.rose@svn.com

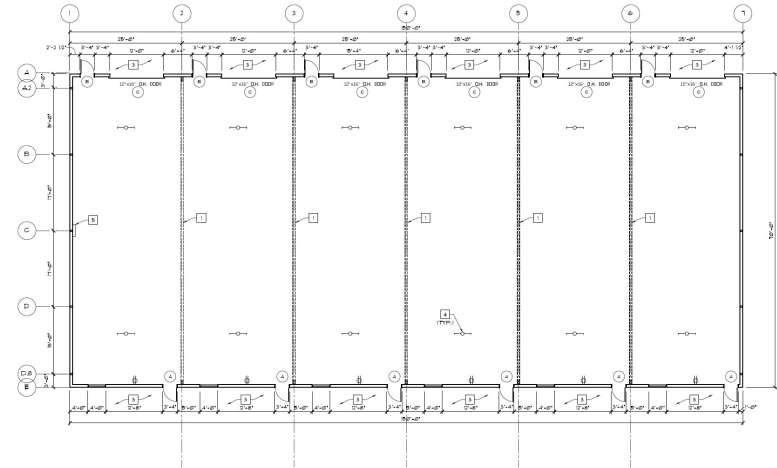
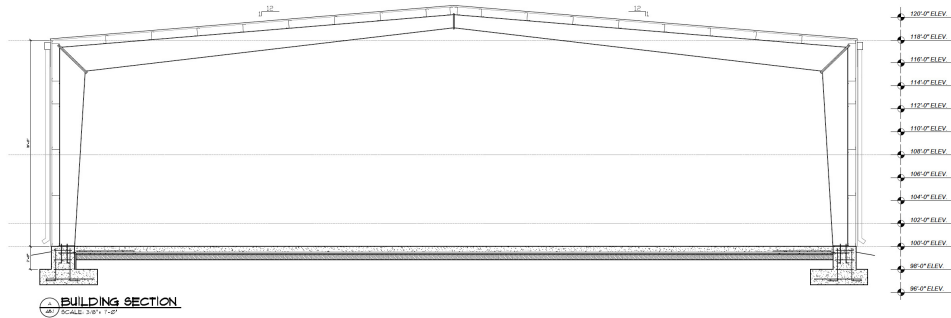


**FOR LEASE**

# **New Industrial Building For Lease**

**1010 GILBERTS CREEK ROAD LOT 18 | LAWRENCEBURG, KY 40342**

# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$10 - 12 SF/yr (NNN)
<b>AVAILABLE SF:</b>	10,500 SF
<b>LOT SIZE:</b>	1.6 Acres
<b>BUILDING SIZE:</b>	10,500 SF

## PROPERTY DESCRIPTION

SVN Stone Commercial Real Estate is pleased to present a proposed industrial spec development located on Lot 18 within the Gilbert Creek Industrial Park in Lawrenceburg, KY. This upcoming project (scheduled for completion in Quarter 1 of 2026) will feature a 10,500 SF pre-engineered metal building (PEMB) designed for maximum flexibility, with up to six individual units and six overhead doors, each with a 14-foot clear height.

Situated on approximately 1.6 acres, this site is strategically positioned near major transportation routes, making it ideal for logistics, warehousing, service-based operations, or light manufacturing users. Demand for modern, smaller-scale industrial space remains strong in this region, and this new construction offers tenants the rare opportunity to secure efficient, customizable space in a tight market.

For leasing information and updates on project progress, please contact SVN Stone Commercial Real Estate.

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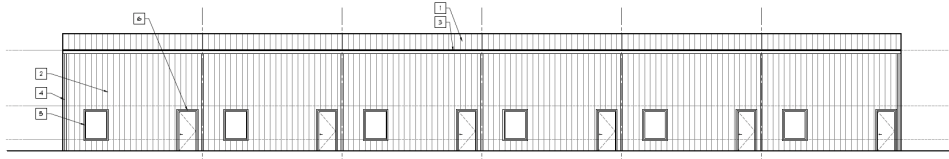
# LOT 18 FOR LEASE



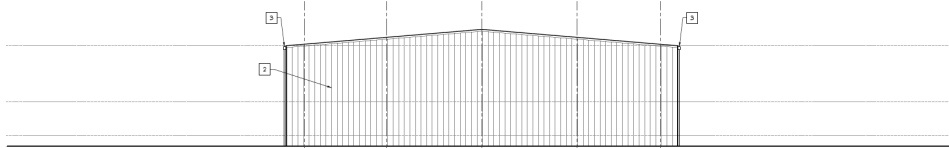
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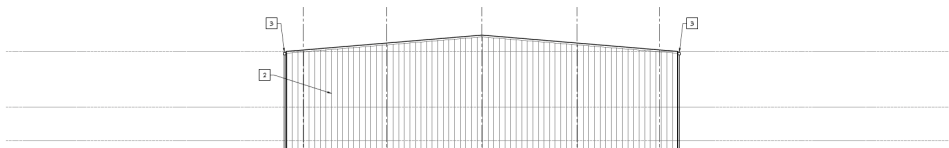
# SITE PLANS



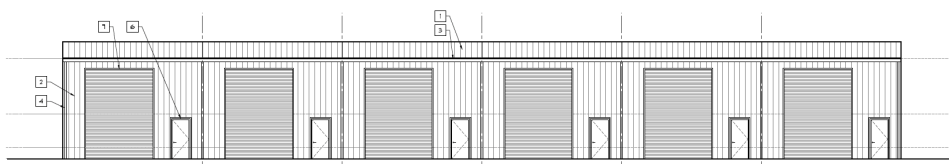
**A FRONT ELEVATION (WEST FACING)**  
SCALE: 1/8" = 1'-0"



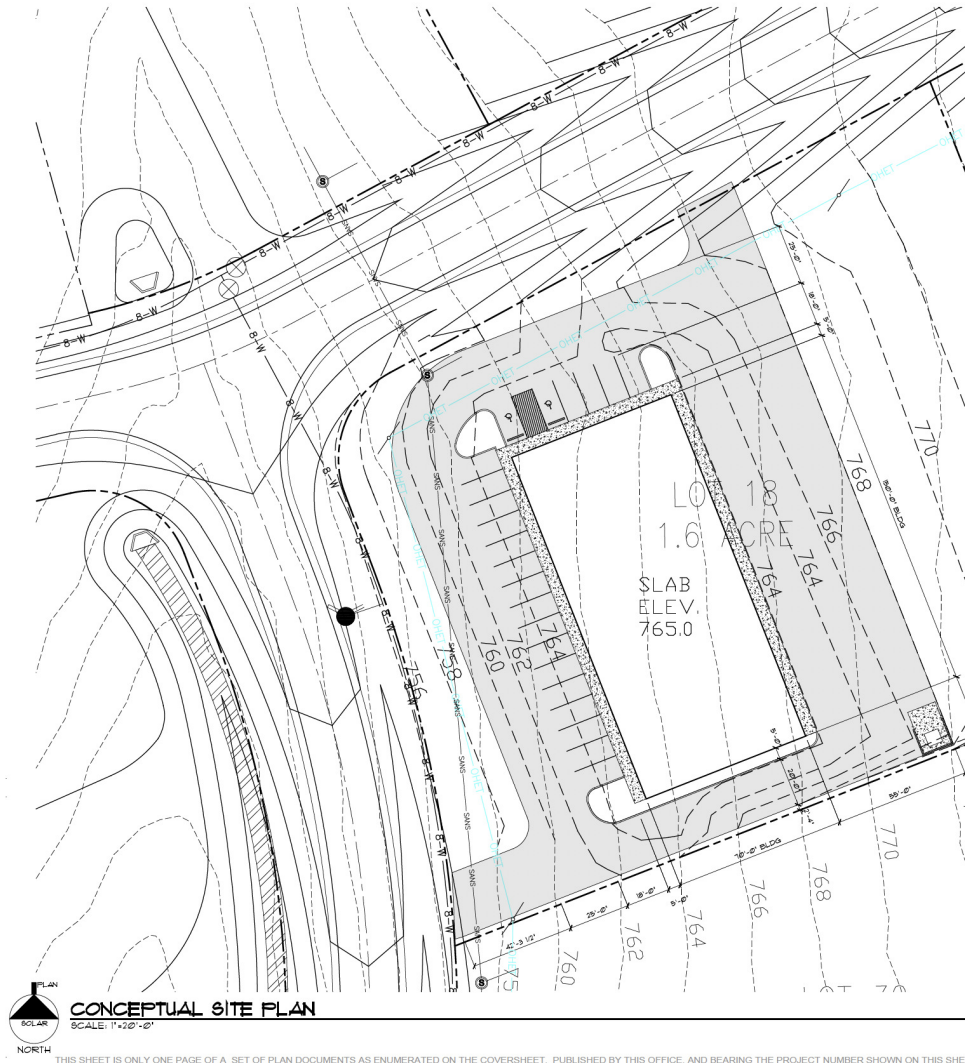
**B LEFT ELEVATION (NORTH FACING)**  
SCALE: 1/8" = 1'-0"



**C RIGHT ELEVATION (SOUTH FACING)**  
SCALE: 1/8" = 1'-0"



**D REAR ELEVATION (EAST FACING)**  
SCALE: 1/8" = 1'-0"



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## ADDITIONAL PHOTOS



**TRAVIS ROSE, MBA**  
C: 859.806.1591  
travis.rose@svn.com

**JOHN SOPER**  
C: 859.608.0256  
john.soper@svn.com

## ADVISOR BIO



### TRAVIS ROSE, MBA

Advisor

Travis.rose@svn.com

Office: **859.306.0598** | Cell: **859.806.1591**

### EDUCATION

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

**MBA** - Murray State University



## PROFESSIONAL BACKGROUND

Travis Rose serves as an Advisor at SVN Stone Commercial Real Estate, where he specializes in the acquisition and disposition 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.

**SVN | Stone Commercial Real Estate**

270 S. Limestone  
Lexington, KY 40508  
859.264.0888

## ADVISOR BIO



### JOHN SOPER

Advisor

John.soper@svn.com

Office: **859.306.0622** | Cell: **859.608.0256**

### EDUCATION

Centre College

BA University of Kentucky

Graduate School of Banking University of Wisconsin

### MEMBERSHIPS AND ASSOCIATIONS

Board member Versailles Public Properties Board

## PROFESSIONAL BACKGROUND

Prior to joining SVN John served as the Executive Director of the Woodford County Economic Development Authority (EDA) for 5 years and as its Chairman for 10 years. During John's tenure the EDA attracted three major new employers to the County, More Than A Bakery, Lakeshore Learning and American Howa of Kentucky, The EDA also resurrected a failed industrial park, Midway Station, into a productive job producing revenue center. John grew up in Carlisle on a family farm and started his 42 year banking career while attending Centre College and graduating from the University of Kentucky in 1977. He paid for college by working part time for Kentucky Group Banks and after graduation went on to work in community banks in North Middletown, Nicholasville, Danville, Lexington and Versailles. He served as CEO of Bank of Danville and Citizens Commerce in Versailles. John has served on the Board of Trustees of both Ephraim McDowell Hospital in Danville and Bluegrass Community Hospital in Versailles and as a member of the Versailles Public Properties Board.

John is married to Rita, a licensed clinical social worker in private practice. John met Rita while volunteering for United Way and when Rita was the Executive Director of the Florence Crittenton Home. John and Rita live in Versailles and have both been very active in community service. They have one son, Jon Tongate, who with his wife Amber reside in Lexington.

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Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

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This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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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