STONE COMMERCIAL REAL ESTATE

Industrial Space For Lease

125 MacArthur Court

NICHOLASVILLE, KY 40356

PRESENTED BY:

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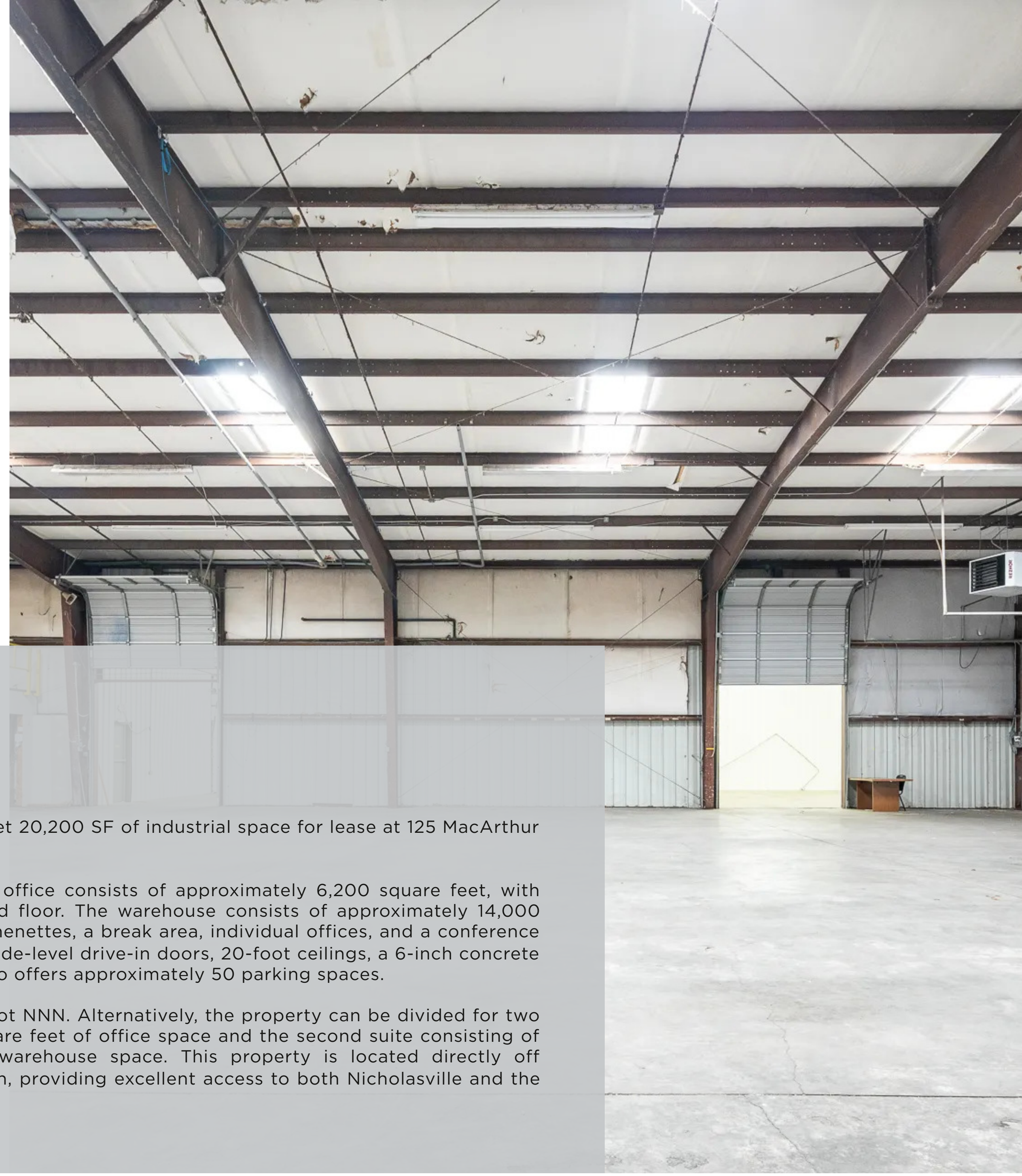
PROPERTY SUMMARY

INDUSTRIAL PROPERTY FOR LEASE

125 MACARTHUR COURT
NICHOLASVILLE, KY 40356

OFFERING SUMMARY	
ENTIRE BUILDING LEASE RATE:	20,200 SF $7.50 / SF (NNN)
MAIN LEVEL & OFFICE LEASE RATE:	17,200 SF $7.50 / SF (NNN)
SECOND STORY OFFICE LEASE RATE:	3,000 SF $9 / SF (NNN)
LOT SIZE:	1.026 Acres
PROPERTY TYPE:	Office and Warehouse



PROPERTY SUMMARY

SVN Stone Commercial Real Estate is pleased to bring to market 20,200 SF of industrial space for lease at 125 MacArthur Court in Nicholasville, Kentucky.

The building contains both office and warehouse space. The office consists of approximately 6,200 square feet, with roughly half located on the first floor and half on the second floor. The warehouse consists of approximately 14,000 square feet. The office space includes five restrooms, two kitchenettes, a break area, individual offices, and a conference room. The warehouse features five loading dock doors, two grade-level drive-in doors, 20-foot ceilings, a 6-inch concrete slab, and 600-amp, 3-phase electrical service. The property also offers approximately 50 parking spaces.

The entire building is available for lease at $7.50 per square foot NNN. Alternatively, the property can be divided for two tenants, with one suite consisting of approximately 3,000 square feet of office space and the second suite consisting of approximately 17,200 square feet of combined office and warehouse space. This property is located directly off Nicholasville Road, approximately two miles south of Lexington, providing excellent access to both Nicholasville and the Lexington market.

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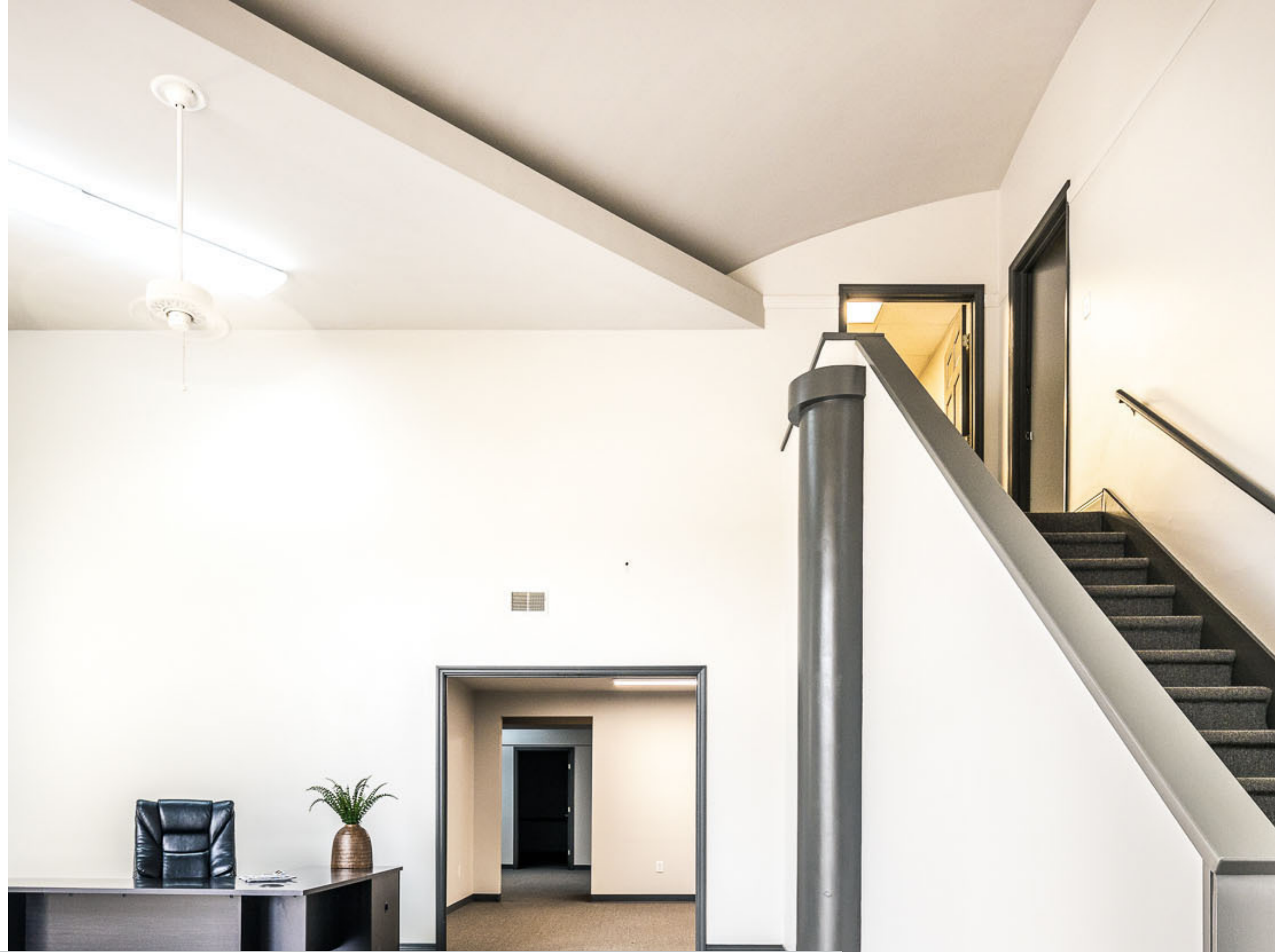
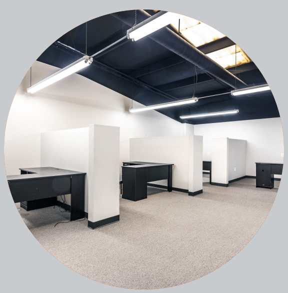
PROPERTY HIGHLIGHTS

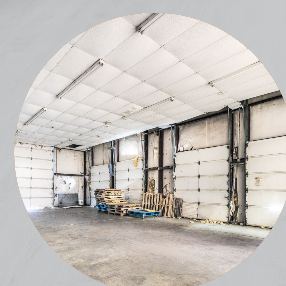
- 20,200 SF Available For Lease
- 6,200 SF | Office Space
- 14,000 SF | Warehouse
- Office space consists of 5 bathrooms, 2 kitchenettes, and 1 break Area
- Warehouse equipped with 5 loading dock doors and 2 grade level drive-in doors
- Zoned I-1





$7.50 / SF / YR

For Lease



20,200 SF

AERIAL

g purposes only,
s not warranted
KOHL'S
Sam's Club
Goff Tents & Events
Bluegrass Baking Co.
DIX & ASSOCIATES
CALIBER COLLISION
PRIME STORAGE
SMYTH AUTO PARTS
RIGHT PART. RIGHT PRICE. RIGHT NOW.
Kentucky Beer Cheese
Family Owned • Small Batch
AWARD WINNING
KENNEY ORTHOPEDICS
PROSTHETICS & ORTHOTICS
Fields in Bloom
FLORAL DESIGN
Industry Pkwy
TRIPLE
Wildcat MINI STORAGE
LEXINGTON CONCRETE
crumbl cookies
Marshalls
tropical SMOOTHIE CAFE
Bob Evans RESTAURANT
Kroger
Panera BREAD
HOBBY LOBBY
MacArthur Court
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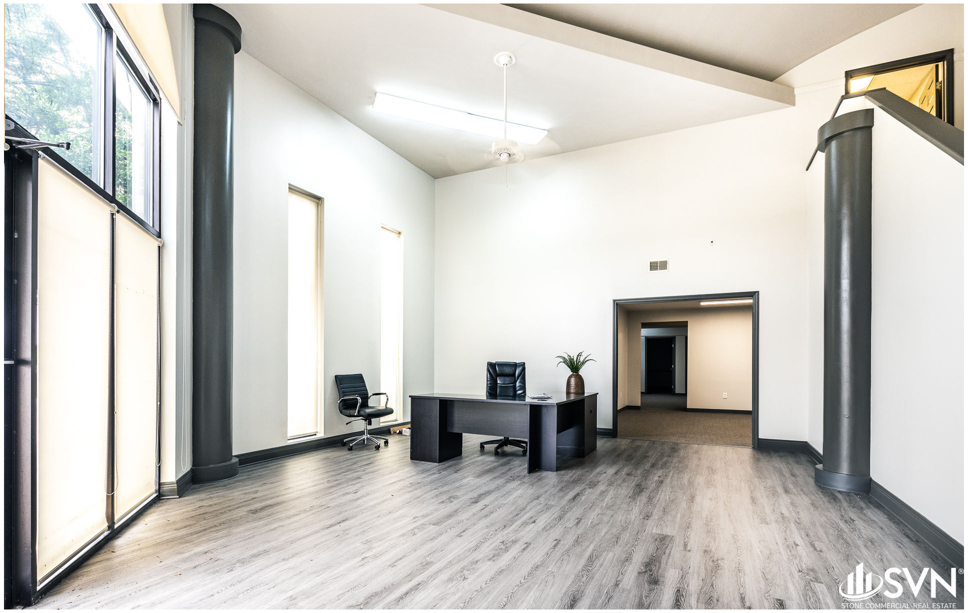
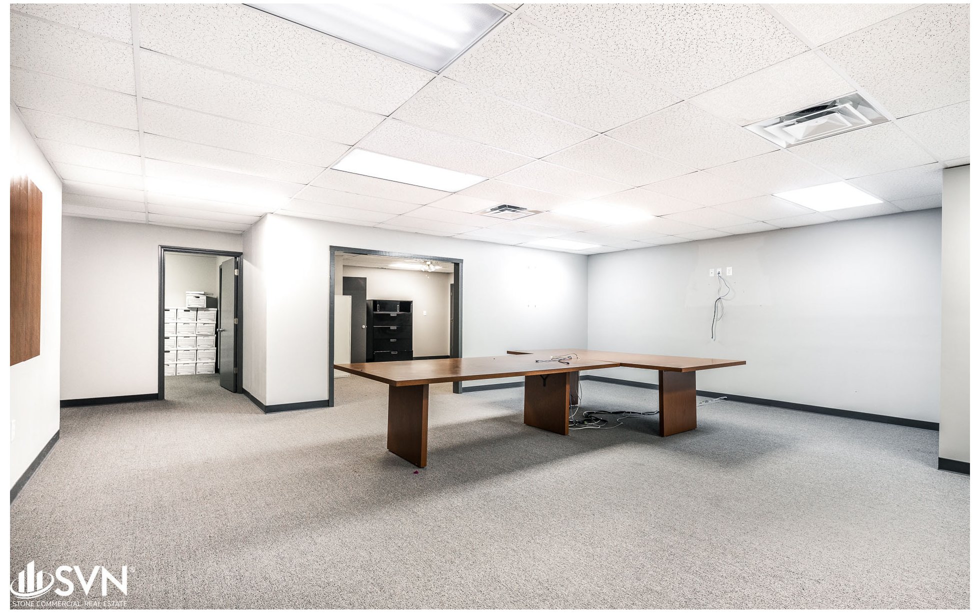
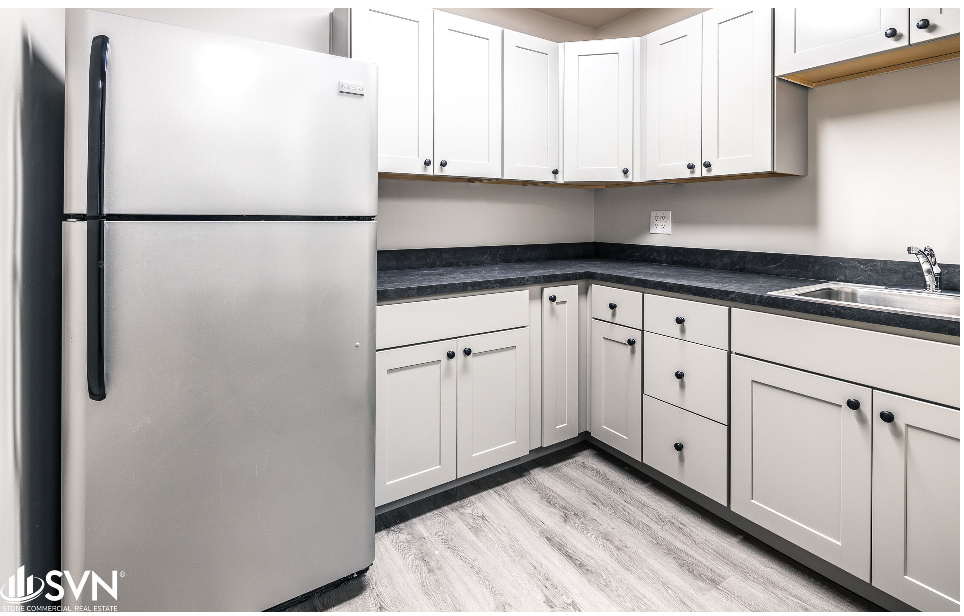
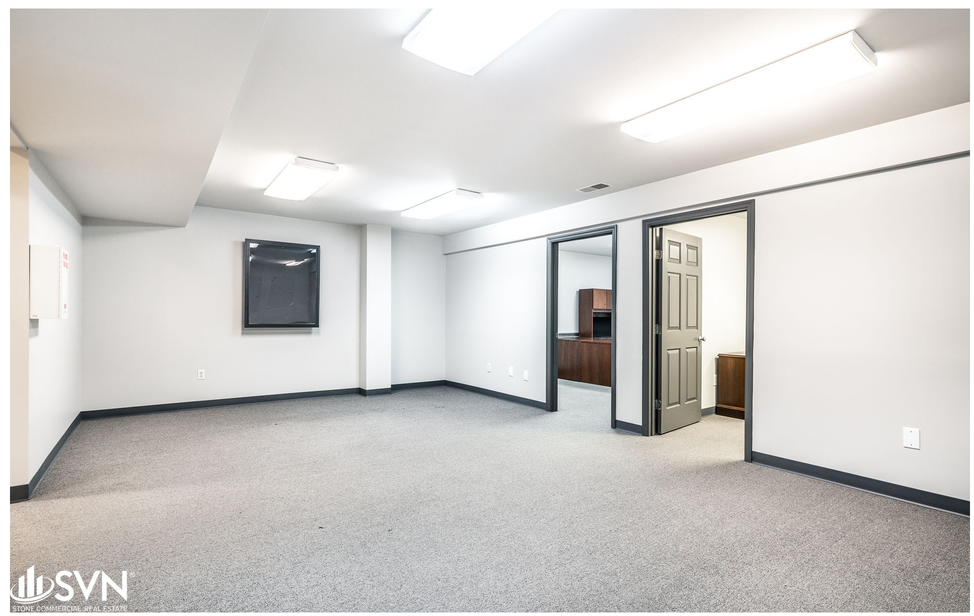
INTERIOR OFFICE PHOTOS

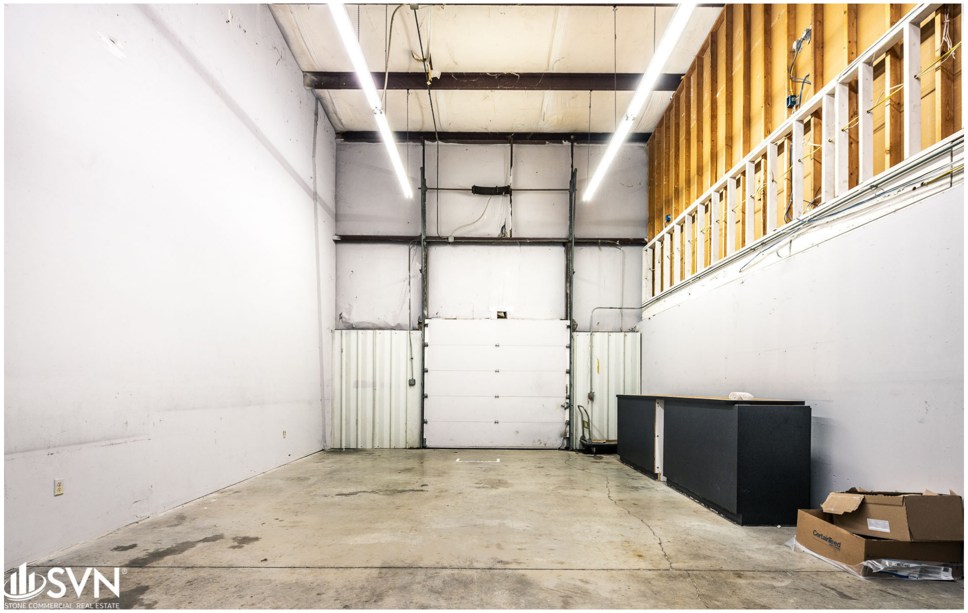


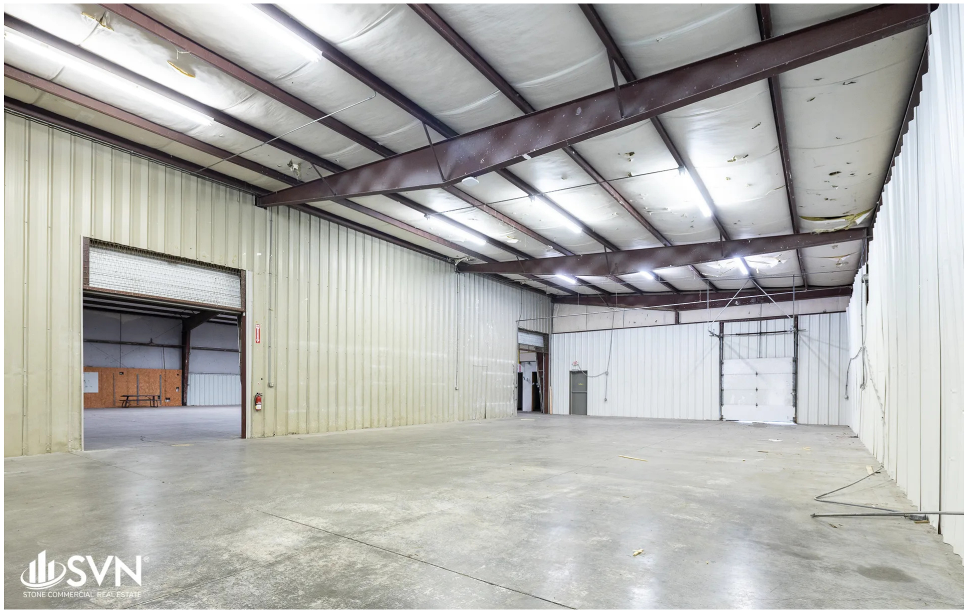


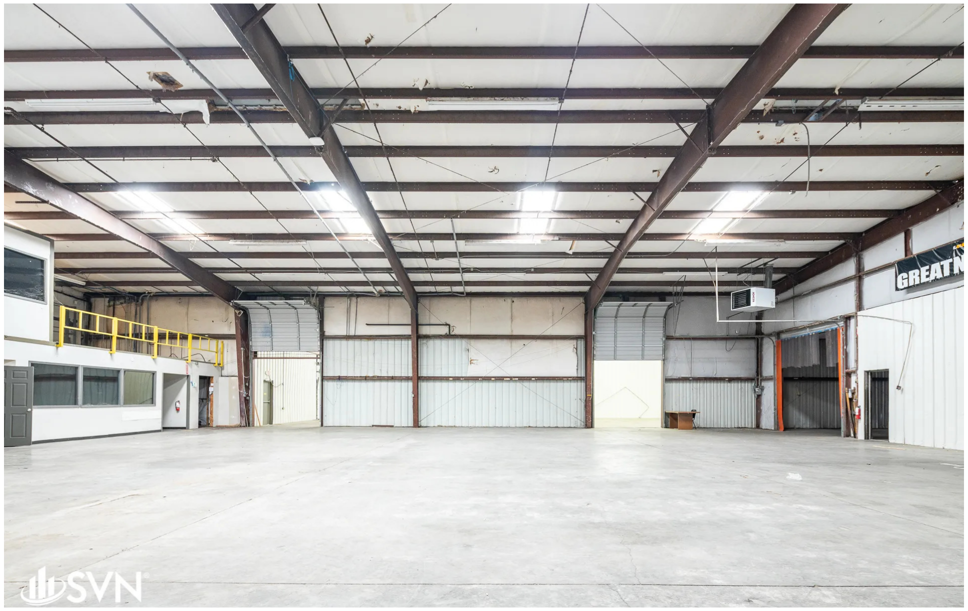


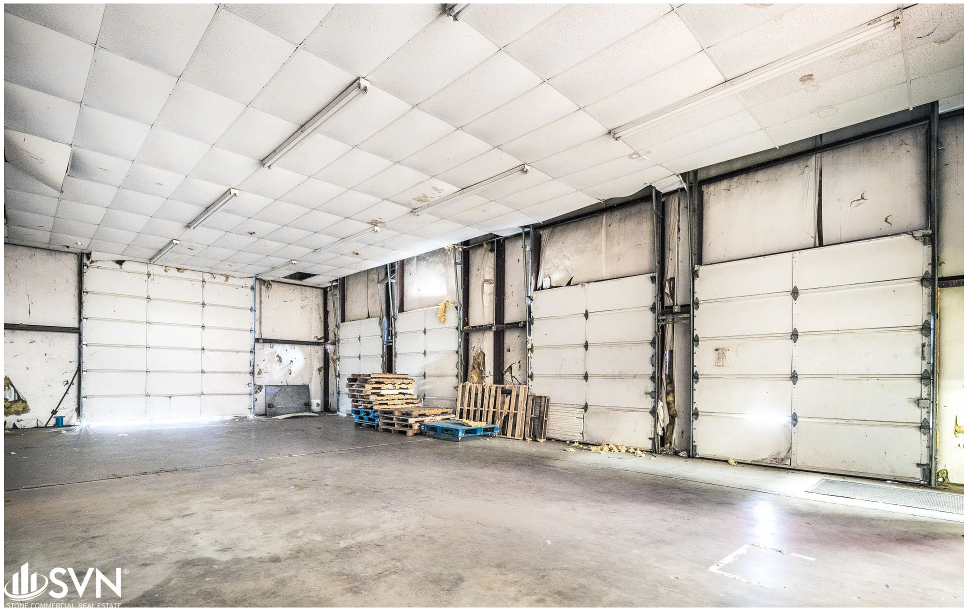


INTERIOR WAREHOUSE PHOTOS

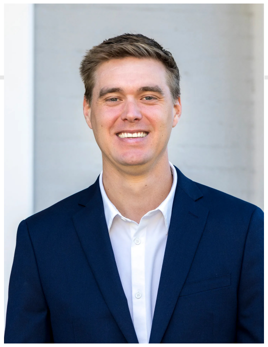








ADVISOR BIO



TRAVIS ROSE, MBA

Advisor

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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

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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.