



Office/Warehouse Facility

129 MacArthur Ct
Nicholasville, Kentucky 40356

Property Highlights

- Strategically located within Bluegrass Industrial Park with signalized access to US 27
- ±6,960 SF freestanding industrial building featuring ±1,200 SF of office space
- Office layout includes a reception area, tool room, two restrooms, two private offices on the main level, and two additional offices upstairs
- Equipped with a 12' x 12' drive-in overhead door for efficient loading and access
- Clear ceiling height: 14' - 20'
- Two 200-amp, 3-phase electrical panels
- Two ceiling mounted gas furnaces
- Excellent regional access with direct frontage on US 27, approximately 2.5 miles from Lexington, convenient to Nicholasville, and within ±15 miles of Interstates 75 and 64
- Zoned I-1 (Light Industrial), allowing for a variety of industrial and business uses

Offering Summary

Sale Price:	\$697,500
Lease Rate:	\$10 SF/yr (NNN)
Building Size:	6,960 SF
Lot Size:	1.133 Acres
Built:	2001
Drive-In Door:	One (12'x12')

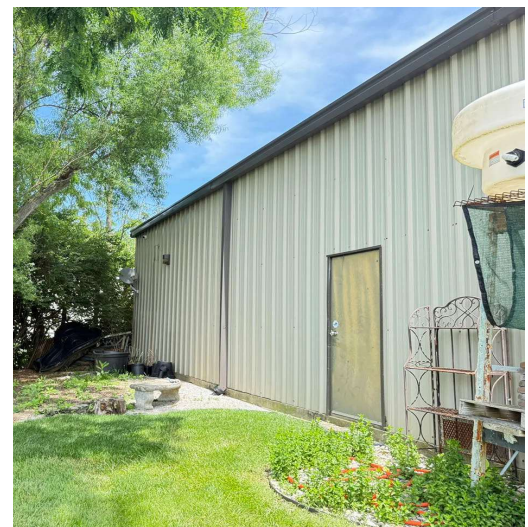
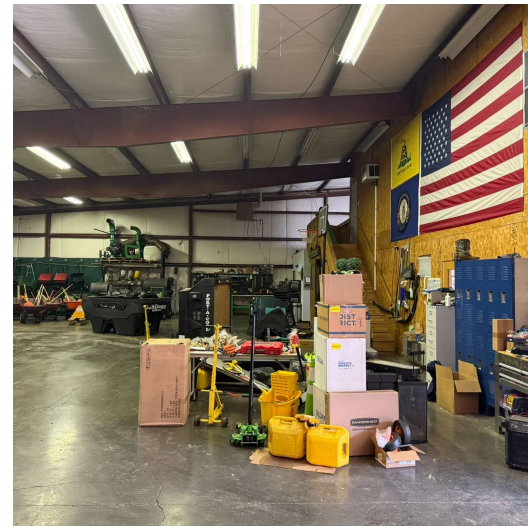
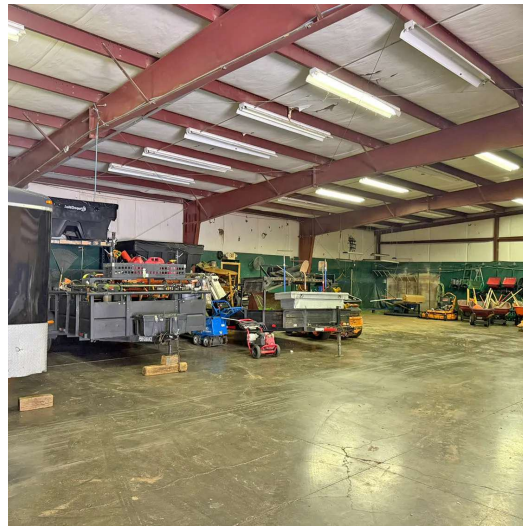
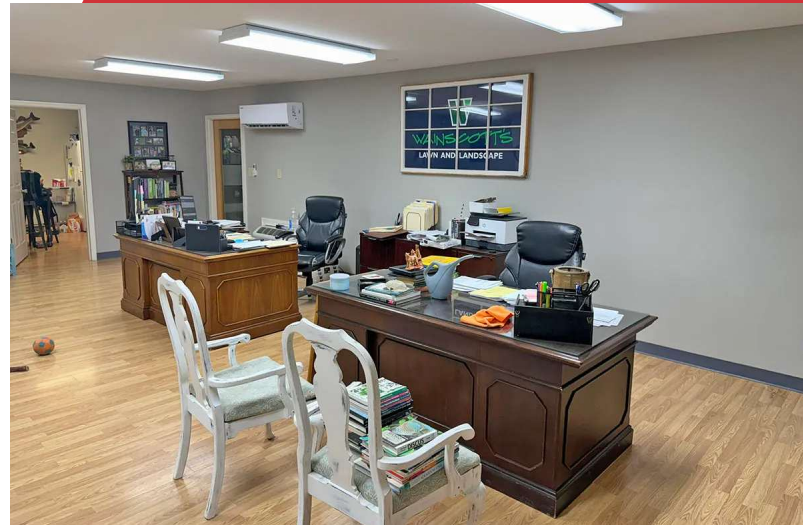
For More Information

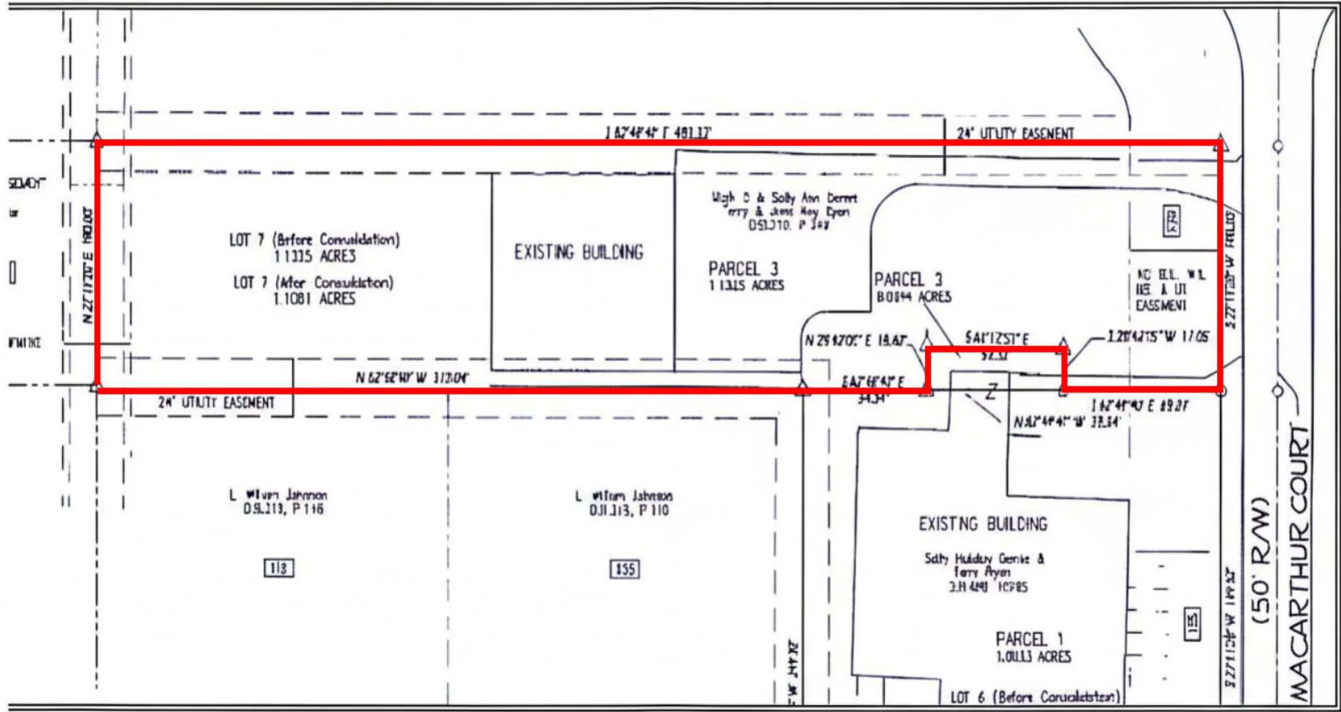
Bruce Isaac, SIOR, CCIM

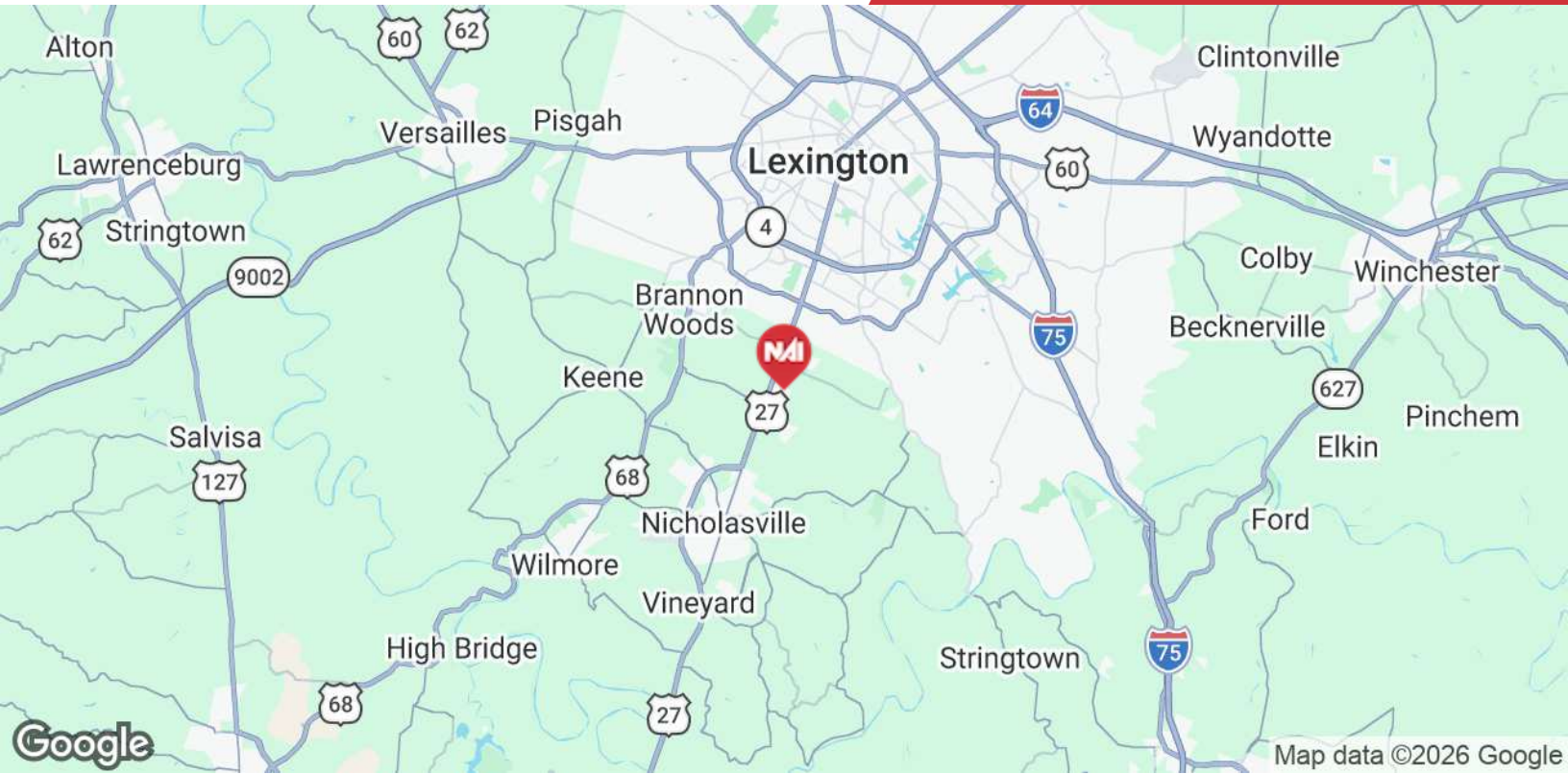
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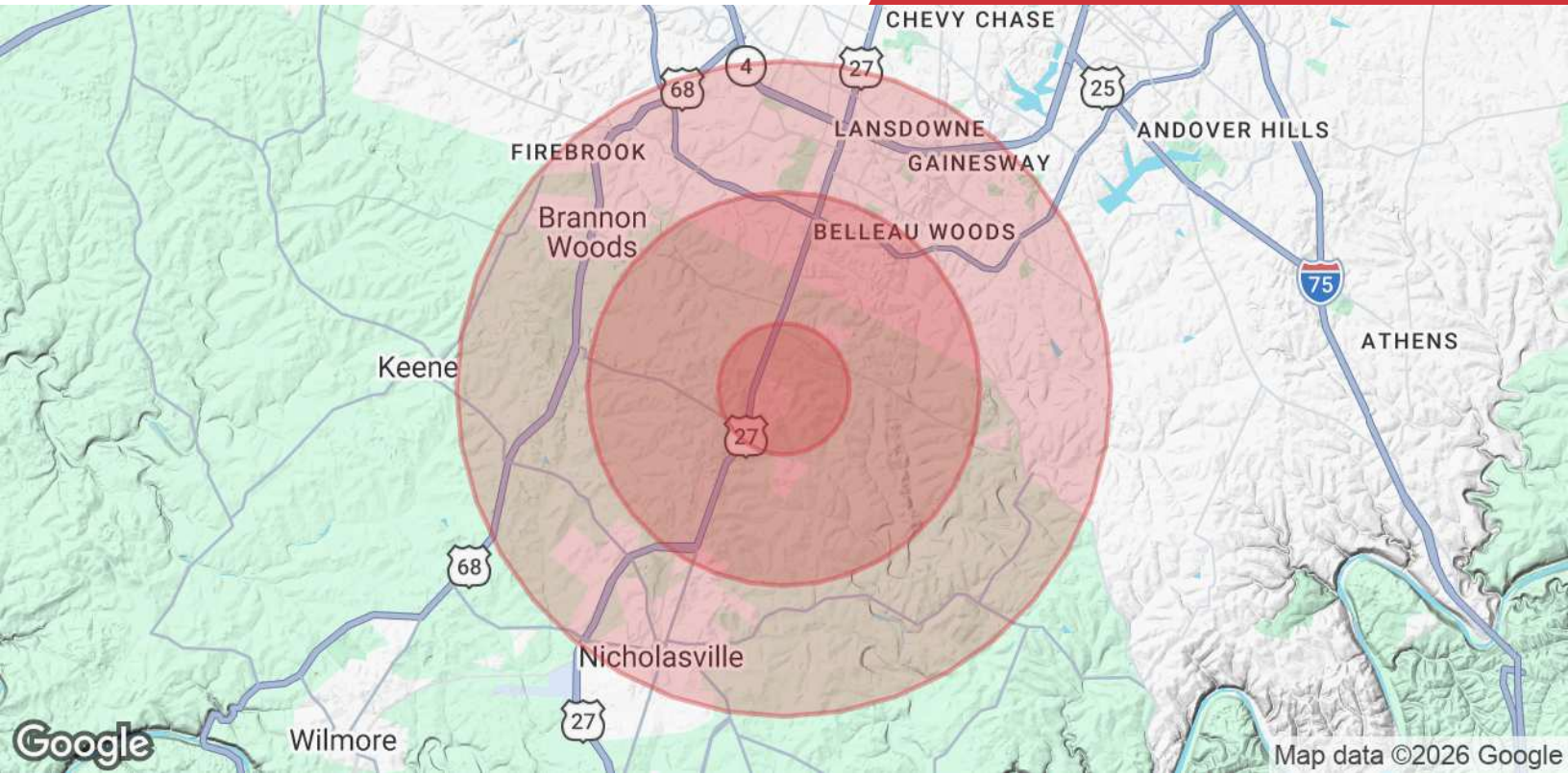
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	1 Mile	3 Miles	5 Miles
Population			
Total Population	802	33,411	120,835
Average Age	47.1	39.6	38.3
Average Age (Male)	43.0	37.1	36.6
Average Age (Female)	47.9	40.8	39.9
Households & Income			
Total Households	298	13,274	50,752
# of Persons per HH	2.7	2.5	2.4
Average HH Income	\$141,802	\$115,251	\$103,376
Average House Value	\$500,389	\$339,030	\$307,269

2025 STDB