



New 2,000 - 10,000 SF Retail / Warehouse For Lease



200 DONERAIL DRIVE

NICHOLASVILLE, KY 40356

PRESENTED BY:

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FRONT ELEVATION RENDERING



PROPERTY SUMMARY

NEW 2,000 - 10,000 SF RETAIL / WAREHOUSE AVAILABLE

200 DONERAIL DRIVE
NICHOLASVILLE, KY 40356

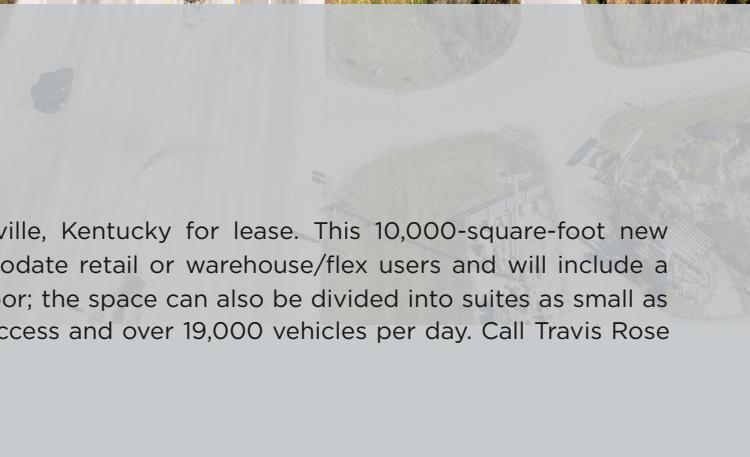
10,000 SF NEW CONSTRUCTION FOR LEASE

AVAILABLE:	SPRING 2026
ZONED / USE:	B-1 RETAIL/WAREHOUSE
AVAILABLE SF:	2,000 - 10,000 SF
LEASE RATE:	\$12.00 SF/YR (NNN)
BUILDING SIZE:	10,000 SF
EASY ACCESS:	US-27



PROPERTY SUMMARY

SVN Stone is pleased to offer 200 Donerail Dr in Nicholasville, Kentucky for lease. This 10,000-square-foot new construction building, delivering in Spring 2026, can accommodate retail or warehouse/flex users and will include a small office, restroom, and a warehouse area with a drive-in door; the space can also be divided into suites as small as 2,000 square feet. The property faces busy US-27 with easy access and over 19,000 vehicles per day. Call Travis Rose at 859-806-1591 to schedule a showing.



PROPERTY HIGHLIGHTS

- **New Construction**
- **Delivery Date Spring 2026**
- **10,000 SF \$12 per foot NNN**
- **Great Highway Visibility**
- **Easy Access**
- **12 x 12 Doors**
- **Zoned B-1**
- **2,000-10,000 SF Available**



HIGH VOLUME AREA



\$12 SF/YR (NNN)

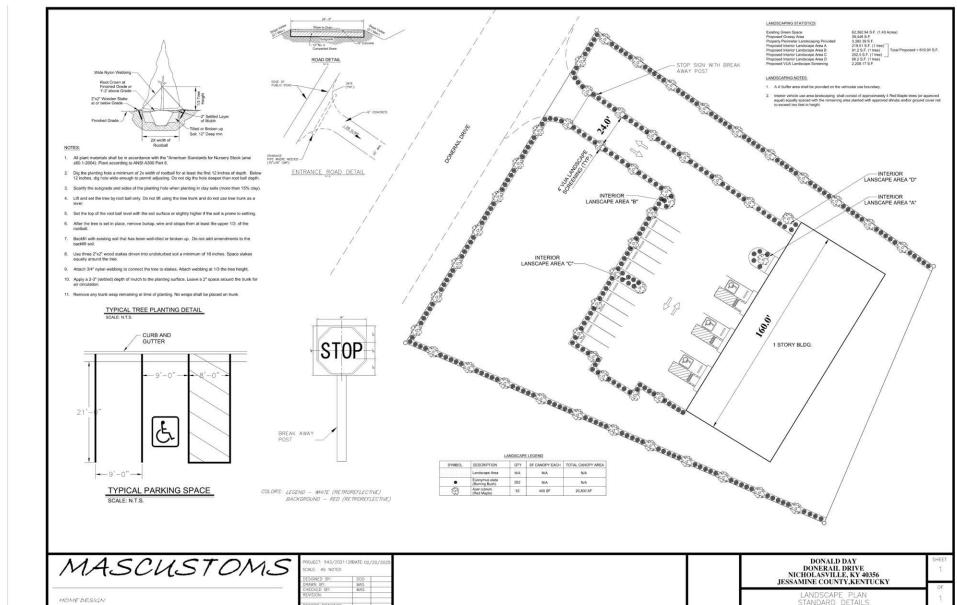


HIGH VOLUME, EASY ACCESS LOCATION

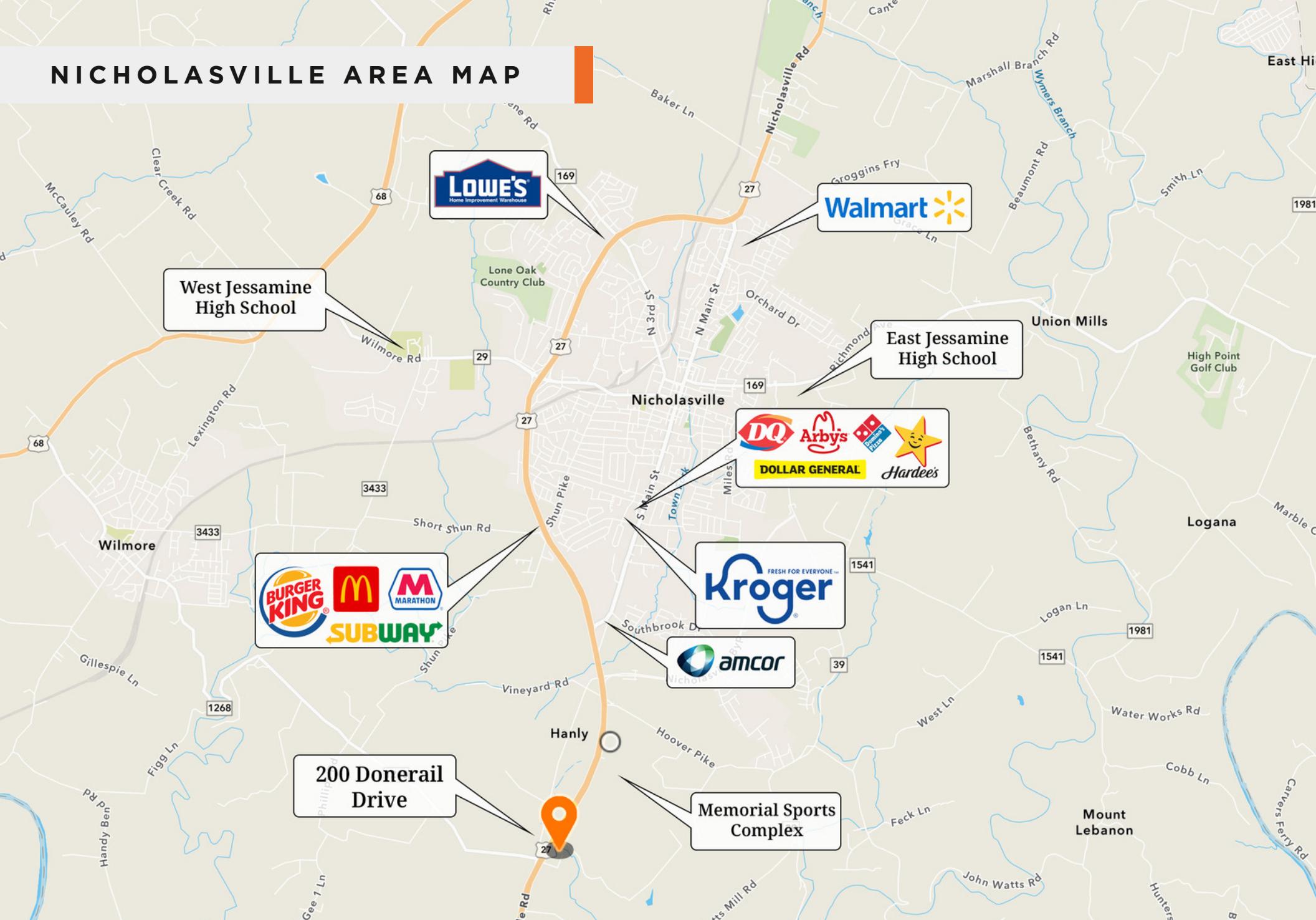
Nicholasville



ADDITIONAL PHOTOS



NICHOLASVILLE AREA MAP





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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.