



# For Sale: 10,000 SF Warehouse & Office



**111 Capital Court**

**NICHOLASVILLE, KY 40356**

**PRESENTED BY:**

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## PROPERTY SUMMARY

### 10,000 SF WAREHOUSE & OFFICE

111 CAPITAL COURT  
NICHOLASVILLE, KY 40356

#### OFFERING SUMMARY

SALE PRICE:	\$1,040,000
BUILDING SIZE:	10,000 SF
WAREHOUSE SIZE:	+/- 8,200 SF
OFFICE SF:	+/- 1,800 SF
PRICE / SF:	\$104.00
ZONING	I-2

## PROPERTY SUMMARY

SVN Stone is proud to bring 111 Capital Court in Nicholasville, KY to market. This ~10,000 SF warehouse and office building rests on 2.42 acres (per Jessamine PVA). The property features +/− 8,200 SF of clear span warehouse and +/− 1,800 SF of very clean and attractive office space. The warehouse has a mezzanine located above the office space. Included in the office portion is a reception area, a large conference room, 2 executive offices, an interior office, and a kitchenette. There are two well kept restrooms in the office portion of the building, and two well kept bathrooms in the warehouse area of the building. The building boasts a dock high door, a 12' drive in door, and a 14' drive in door. The warehouse has a clear height of 17.5'. The building is equipped with a security system.

For questions or to schedule a tour please reach out to Justin Ryder at [Justin.Ryder@svn.com](mailto:Justin.Ryder@svn.com) (859-447-3285) or Harrison Lane at [Harrison.Lane@svn.com](mailto:Harrison.Lane@svn.com) (859-537-1051).



## PROPERTY HIGHLIGHTS

- **10,000 SF of highly demanded flex space**
- **2.42 acre lot**
- **17.5' clear height in the warehouse**
- **One dock, a 12' drive in door, a 14' drive in door**
- **Very clean and well kept office space**



**1 DOCK  
2 DRIVE-INS**



**CLEAN OFFICE  
SPACE**



**17.5' CLEAR  
HEIGHT**

AERIAL



Downtown Nicholasville



**ACT Inc**  
Cutting Your Fixture Costs

John C. Watts Dr.



## AREA MAP



## ADDITIONAL PHOTOS



## ADDITIONAL PHOTOS





### JUSTIN RYDER, CCIM

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Cell: **859.447.3285**

### PROFESSIONAL BACKGROUND

Justin Ryder, CCIM is a distinguished Advisor at SVN Stone Commercial Real Estate, specializing in multi-family and auto-related investment sales. With over 184 transactions across Central Kentucky, Justin excels in maximizing property value through exclusive listings and comprehensive project management, including development land and stabilized properties.

A 4-time national award winner for sales volume at SVN, Justin was honored as the company-wide "Influencer of the Year" in 2023 for his impactful presence in commercial real estate media on platforms like LinkedIn, Twitter, and YouTube. He earned the globally recognized CCIM designation in 2021, signifying mastery in financial and market analysis, investment strategy, and ethical business practices. Justin has also served as President of the Lexington CCIM Chapter twice.

In addition to his real estate expertise, Justin is a partner and consultant with Bluegrass Business Advisors, continuing the firm's legacy of business brokerage in Central Kentucky since 1982.

A devoted family man, Justin and his wife, Libby, are proud parents to three wonderful daughters. He considers it a privilege to raise his family in such a vibrant community. Outside of work and family life, Justin is an avid CrossFitter, an enthusiastic reader, a passionate UK fan, and a dedicated Green Egg grilling connoisseur.

#### SVN | Stone Commercial Real Estate

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### HARRISON LANE

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### PROFESSIONAL BACKGROUND

A Lexington native and Transylvania University alum, Harrison Lane brings a diverse and dynamic background to his dual roles as a commercial real estate advisor and business broker. Since joining SVN Stone Commercial Real Estate in May 2021, Harrison has developed a reputation for guiding clients across all property types—including multifamily, retail, industrial, office, land, and flex assets. His ability to provide seamless sales and leasing services throughout Central Kentucky makes him a versatile, one-stop resource for owners, investors, and end-users alike.

In addition to CRE, Harrison serves as a trusted business broker in Central Kentucky with Bluegrass Business Advisors, helping clients navigate sales, acquisitions, valuations, and confidential marketing. He's skilled at matching buyers and sellers, managing negotiations, and orchestrating a blend of real estate and small business transactions. Harrison is a member of the International Business Broker's Association (IBBA). Whether transitioning a business to new ownership or exploring investment opportunities, he delivers personalized guidance with integrity, discretion, and strategic vision. When Harrison is not chasing his little boy around or closing deals... he enjoys playing golf, supporting Transylvania and UK athletics, and serving through local ministries.

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