

FOR LEASE

INDUSTRIAL BUILDING



1300 JOHN C. WATTS DR.

NICHOLASVILLE, KY 40356



BLOCK+LOT

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01: EXECUTIVE SUMMARY

1300 JOHN C. WATTS DR.



PROPERTY HIGHLIGHTS

SINGLE TENANT

Extremely well-maintained 42,750 SF single tenant industrial building.

LOADING

4 Docks and 2 Drive-in Doors.

CLEAR HEIGHT

22'-28' clear height.

POWER

1200 AMP 3 Phase.

LOCATION

1300 John C. Watts Dr. is located in Enterprise Park on the south side of US 27 in Nicholasville, KY. Nicholasville, KY is a rapidly-growing market immediately to the south of Lexington, 8 miles from the Fayette County line, and 17 miles from the Blue Grass Airport (LEX).



42,750 SF
4.5 AC



\$6.75 PSF+
NNN



ZONED
I-2

02: PROPERTY OVERVIEW

PROPERTY SPECIFICATIONS 1300 JOHN C. WATTS DR.

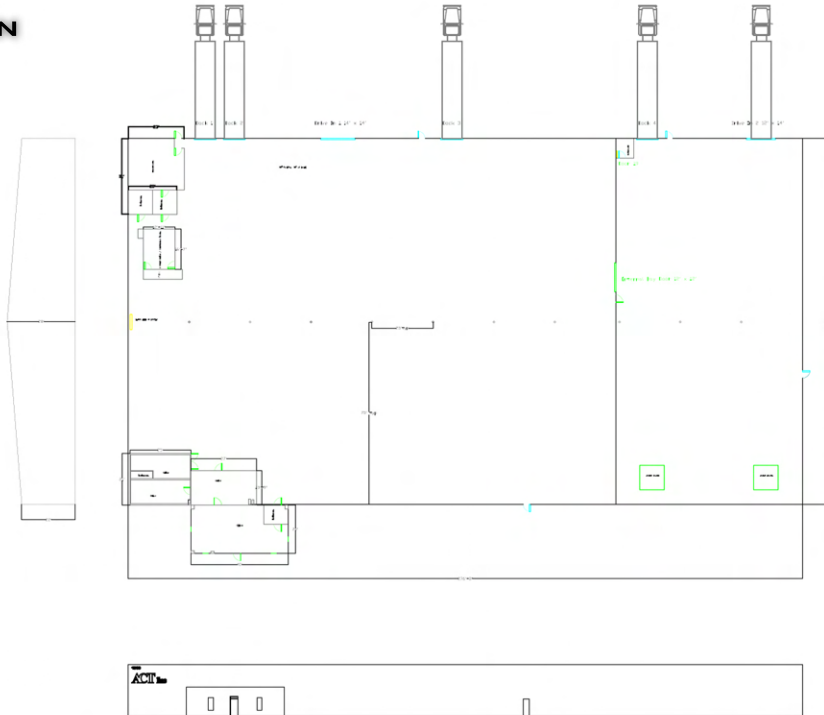


Address	1300 John C. Watts Drive, Nicholasville, KY 40356
Year Built	1999/2001
Total Square Feet	42,570 SF
Office Square Feet	2,940 SF
Site Size	4.5 AC + an adjacent 2.5 AC that could be available for expansion or outside storage
Lease Rate/Type	\$6.75 PSF/NNN (Est. \$1.10 PSF)
Construction	Split faced block/metal
Dimensions	277' x 150'
Clear Height	22' - 28'
Roof Type	Standing seam metal
Column Spacing	Single column line - 25'
Floor Thickness	4-6"
Power	1200 AMP / 480 V / 3 Phase
Dock Doors	4 with pit levelers
Drive-in Doors	2, 14' x 14' and 12' x 14'
Sprinkler System	Wet
Zoning	I-2
Car Parking/Trailer Parkin	55+ / Yes
HVAC Warehouse	Radiant heat + cross-ventilation
HVAC Office	Heat pump geothermal
Signage	Building
Amenities/Incentives	Surrounded by white horse fence and compressed air lines in place

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1300 JOHN C. WATTS DR.

FLOOR PLAN

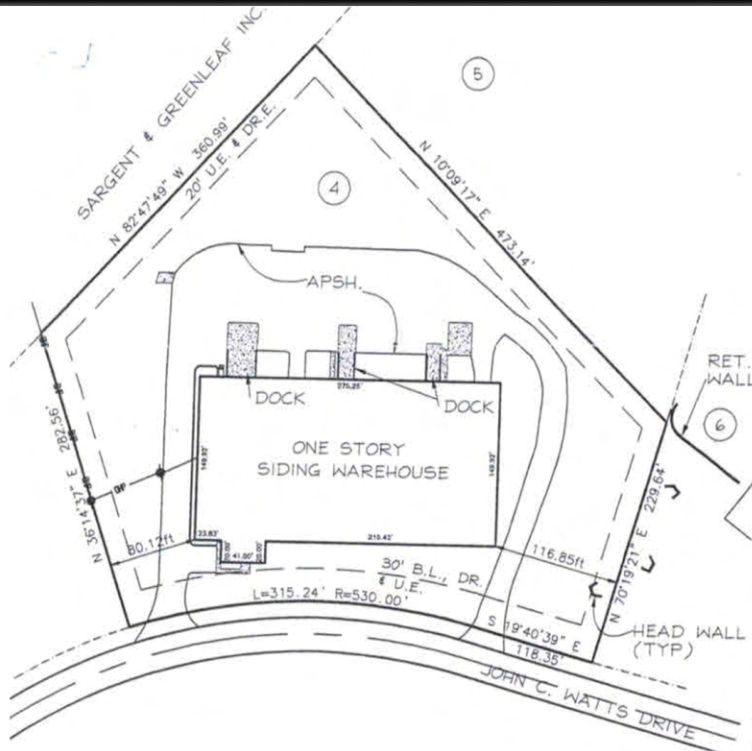


ACT

02: PROPERTY OVERVIEW

1300 JOHN C. WATTS DR.

SURVEY



02: PROPERTY OVERVIEW

ADDITIONAL PHOTOS
1300 JOHN C. WATTS DR.



03: LOCATION INSIGHTS

AERIAL
1300 JOHN C. WATTS DR.

