FOR LEASE

DISTRIBUTION, WAREHOUSE, MANUFACTURING

500 MEMORIAL DR.

NICHOLASVILLE, KY 40356

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01: EXECUTIVE SUMMARY

PROPERTY HIGHLIGHTS

AVAILABLE SF
+/- 29,000-196,000 SF available in 4 buildings.

OUTSIDE STORAGE POTENTIAL
+/- 5 Acres of additional land for outside storage/trailer parking.

OPERATING EXPENSES
Below market NNN operating expenses (est. $0.65/SF)

STORAGE
Trailer parking/outside storage potential.

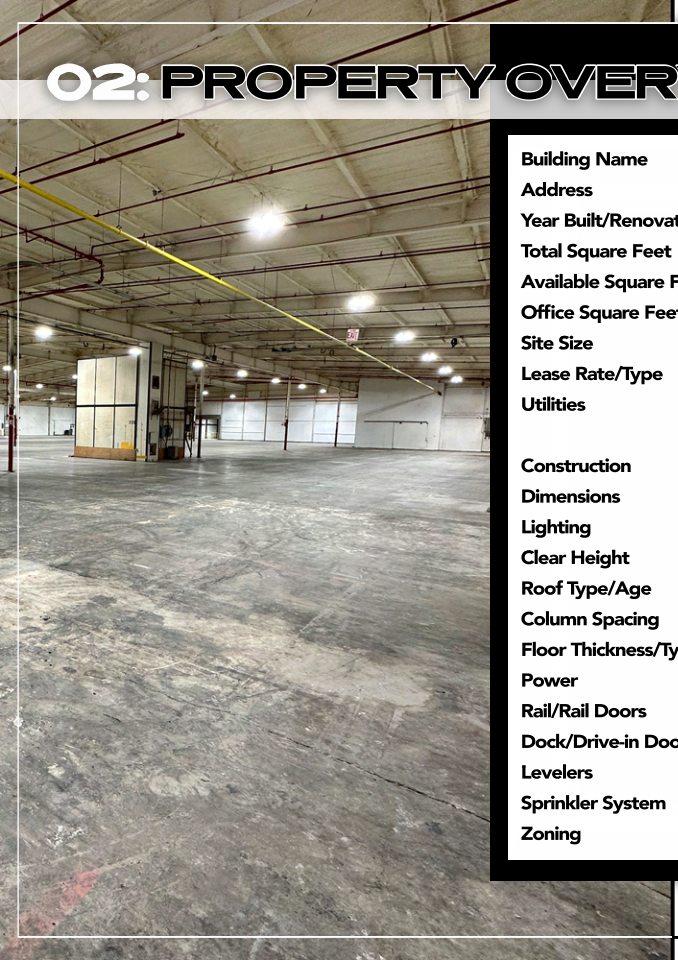
INDUSTRIAL FEATURES
17 docks, full coverage wet sprinkler, and 18'-28' clear height

29,164-196,119 SF

$5.25 PSF+ NNN

ZONED I-1/I-2

02: PROPERTY OVERVIEW



PROPERTY SPECIFICATIONS
500 MEMORIAL DR.

Building Name	Building 1, 500 Memorial Drive
Address	500 Memorial Drive, Nicholasville, KY 40356
Year Built/Renovated	1980/2023
Total Square Feet	54,374 SF
Available Square Feet	54,374 SF
Office Square Feet	2,894 SF
Site Size	13.559 Acres
Lease Rate/Type	$5.25 PSF/NNN (Est. $0.65 PSF)
Utilities	Delta Gas, City of Nicholasville electric, water, sewer Shared with Building 1,2,3, but can be sub-divided
Construction	Metal
Dimensions	Appx. 250' x 200'
Lighting	LED
Clear Height	28'
Roof Type/Age	TPO/2023
Column Spacing	50' x 50'
Floor Thickness/Type	6"+ Concrete
Power	Building 1,2,3 =7,200 AMP 480V 3P
Rail/Rail Doors	Outside shared pad / 1 door
Dock/Drive-in Doors	1 (2 additional can be added)/ 0 (1 can be added)
Levelers	Manual
Sprinkler System	Wet
Zoning	I-1 / I-2

02: PROPERTY OVERVIEW

PROPERTY SPECIFICATIONS
500 MEMORIAL DR.

Trailer Parking	Additional +/- 5 acres can be developed for outside/trailer storage
HVAC Warehouse/Office	I/R radiant gas heat / Wall units
Security	Monitored security and fire
Signage	Available to tenants
Recent/Planned Improvements	Renovated in 2023

Building Name	Building 2, 500 Memorial Drive
Address	500 Memorial Drive, Nicholasville, KY 40356
Year Built/Renovated	1980/2023
Total Square Feet	50,100 SF
Available Square Feet	50,100 SF
Office Square Feet	BTS
Site Size	13.559 Acres
Lease Rate/Type	$5.25 PSF/NNN (Est. $0.65 PSF)
Utilities	Delta Gas, City of Nicholasville electric, water, sewer Shared with Building 1,2,3, but can be sub-divided
Construction	Metal
Dimensions	Appx. 333' x 151'
Lighting/Skylights	Metal halide to be converted to LED / Yes
Clear Height	18' - 24'
Roof Type/Age	Standing seam
Column Spacing	Mostly 50' x 50'

02: PROPERTY OVERVIEW

PROPERTY SPECIFICATIONS
500 MEMORIAL DR.

Floor Thickness/Type	6"+ Concrete
Power	Building 1,2,3 =7,200 AMP 480V 3P
Dock/Drive-in Doors	5/1
Levelers	Hydraulic
Sprinkler System	Wet
Zoning	I-1 / I-2
Car/Trailer Parking	Yes / Additional +/- 5 acres can be developed for outside/trailer storage
HVAC Warehouse	I/R radiant gas heat
Security	Monitored security and fire
Signage	Available to tenants
Recent/Planned Improvements	Renovated in 2023

Building Name	Building 3, 500 Memorial Drive
Address	500 Memorial Drive, Nicholasville, KY 40356
Year Built/Renovated	1980/2023
Total Square Feet	29,164 SF
Available Square Feet	29,164 SF
Office Square Feet	2,776 SF
Site Size	13.559 Acres
Lease Rate/Type	$5.75 PSF/NNN (Est. $0.65 PSF)
Utilities	Delta Gas, City of Nicholasville electric, water, sewer Shared with Building 1,2,3, but can be sub-divided

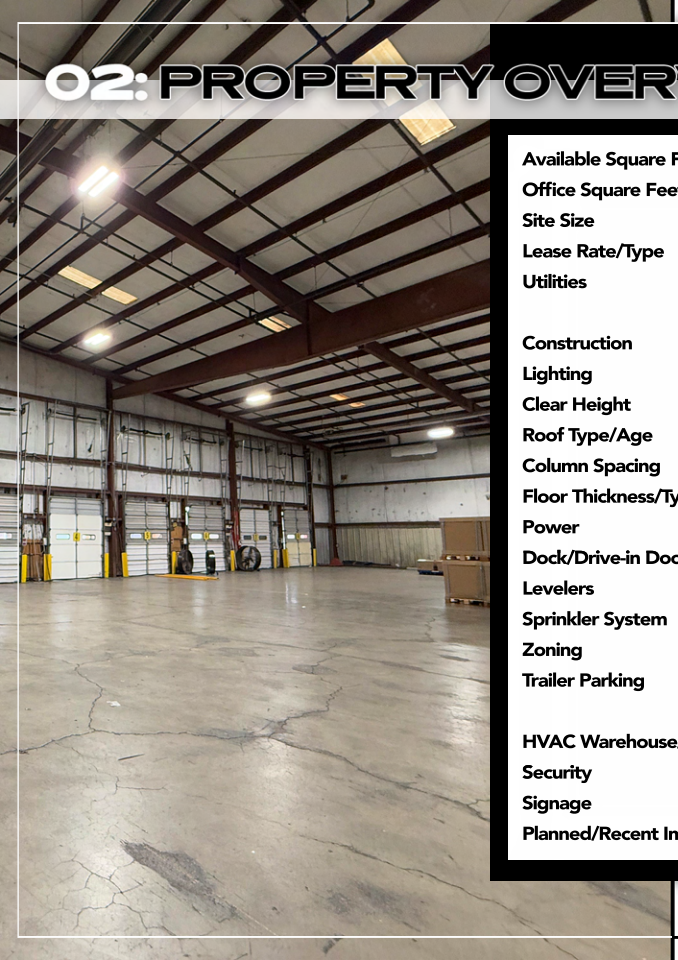
02: PROPERTY OVERVIEW

PROPERTY SPECIFICATIONS
500 MEMORIAL DR.

Construction	Metal/block
Dimensions	Appx. 150′ x 200′
Lighting/Skylights	LED/Yes
Clear Height	18′ - 24′
Roof Type/Age	Standing seam metal
Column Spacing	Mostly 50′ x 50′
Floor Thickness/Type	6″+ Concrete
Power	Building 1,2,3 =7,200 AMP 480V 3P
Dock/Drive-in Doors	3 / 1
Levelers	Hydraulic
Sprinkler System	Wet
Zoning	I-1 / I-2
Trailer Parking	Additional +/- 5 acres can be developed for outside/trailer storage
HVAC Warehouse/Office	I/R radiant gas heat / wall units/heat pump
Security	Monitored security and fire
Signage	Available to tenants
Recent/Planned Improvements	Renovated in 2023

Building Name	Building 4, 500 Memorial Drive
Address	500 Memorial Drive, Nicholasville, KY 40356
Year Built/Renovated	1980/2023
Total Square Feet	62,481 SF

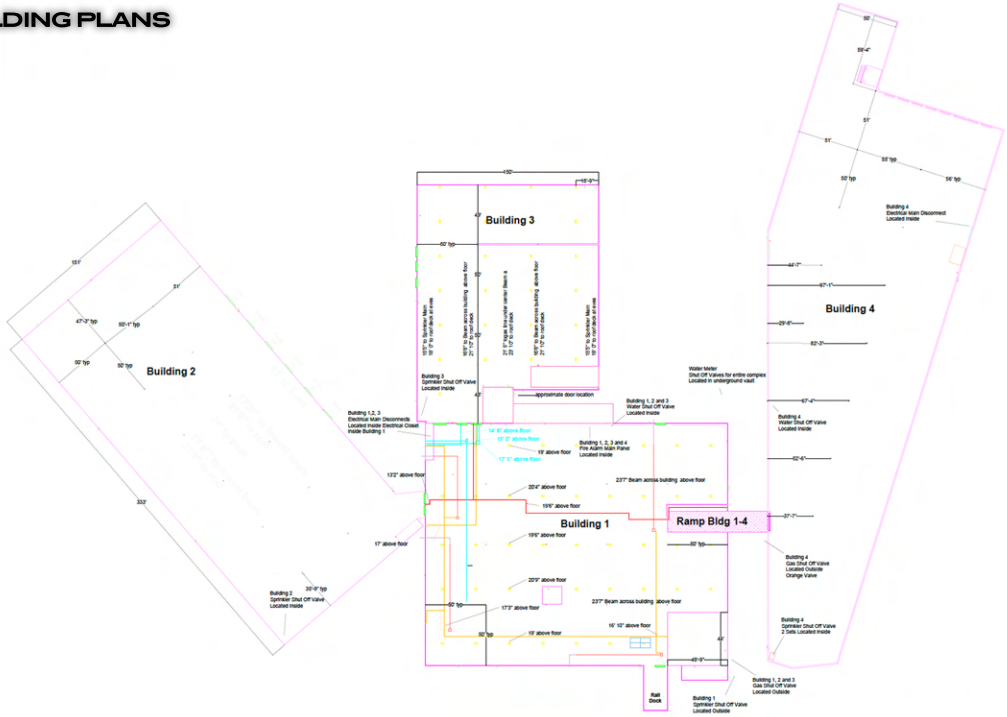
02: PROPERTY OVERVIEW



PROPERTY SPECIFICATIONS
500 MEMORIAL DR.

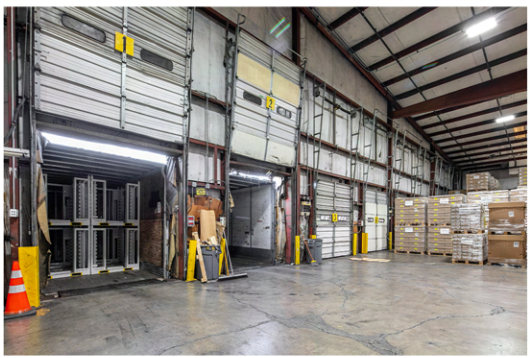
Available Square Feet	62,481 SF
Office Square Feet	450 SF
Site Size	13.559 Acres
Lease Rate/Type	$5.25 PSF/NNN (Est. $0.65 PSF)
Utilities	Delta Gas, City of Nicholasville electric, separate from the rest of the property
Construction	Metal/block
Lighting	LED
Clear Height	24' - 30'
Roof Type/Age	Standing seam metal
Column Spacing	Greater than 50'
Floor Thickness/Type	6"+ Concrete
Power	400 AMP 480V 3P
Dock/Drive-in Doors	8 / 1
Levelers	Hydraulic
Sprinkler System	Wet
Zoning	I-1 / I-2
Trailer Parking	Additional +/- 5 acres can be developed for outside/trailer storage
HVAC Warehouse/Office	I/R radiant gas heat / wall units
Security	Monitored security and fire
Signage	Available to tenants
Planned/Recent Improvements	Renovated 2023

BUILDING PLANS



02: PROPERTY OVERVIEW

ADDITIONAL PHOTOS
500 MEMORIAL DR.



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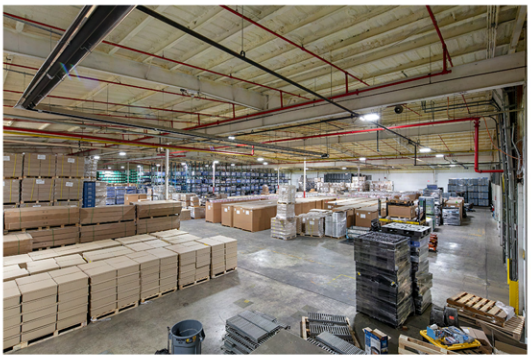

AERIAL

500 MEMORIAL DR.

500 Memorial Drive is just off of US 27 (Lexington Road/ Nicholasville Road) in Nicholasville, KY (Lexington MSA). The property is 16 miles south of downtown Lexington, Kentucky's second largest market.