



AVAILABLE
165 HEALTHY LANE
NICHOLASVILLE, KY

OVERVIEW

OVERVIEW

OFFERING

Sewell Commercial Brokerage is proud to present +/- 25,000 SF technological facility for sale which serves as the “home base” for Badger Technologies. Badger Technologies is a subsidiary of Jabil, Inc. (NYSE: JBL) a Fortune 125 manufacturing solutions provider with over \$28B in revenue.

Badger Base contains the headquarters, engineering, R&D laboratories, robotics training, and testing area for their proprietorship robotic technology engineered for inventory management, on-shelf availability, price accuracy, food safety and hazard mitigation.

Badger Base is a newly constructed award winning facility completed in 2024 and received the 2025 *Excellence in Design for Office* as presented by American Buildings by NUCOR.

LOCATION

Badger Base is located within the preeminent development of Nicholasville, KY; Brannon Crossing. The Brannon Crossing development is home to a myriad of local and national Tenants including: Kroger, Home Goods, Marshall, Pet Smart, Hobby Lobby, and Baptist Health along with numerous other retailer and medical based services.

Nicholasville, KY is the county seat for Jessamine County located 20 minutes away from University of Kentucky and 10 minutes from Lexington, KY. Jessamine County is nestled within the picturesque Central Kentucky and one of the fastest growing counties in the Commonwealth of Kentucky.



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Lexington, KY 40503
Phone: 859.219.2470
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Email: JSmith@SewellCommercial.com

SEWELL



ELEVATION

AVAILABLE

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**BADGER BASE
+/- 25,000 SF**



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OFFERING SUMMARY

+/- 25,000 SF Building Stand Alone Facility on 3.382 Acres

Constructed in late 2024 with 200 + Parking Spaces

Sale Price: \$ 7,200,000 Residual Cap Rate: 6.88

Badger Base is the headquarters to Badger Technologies. The 2-story facility consists of typical open concept office space, multiple conference rooms, two employee kitchen areas, lab space for robotics construction and R&D purposes, mock “retail space” for robotics testing (two-story), open entryway, and executive office suites.

Located in Brannon Crossing development featuring a healthy tenant mix of national and local concepts.

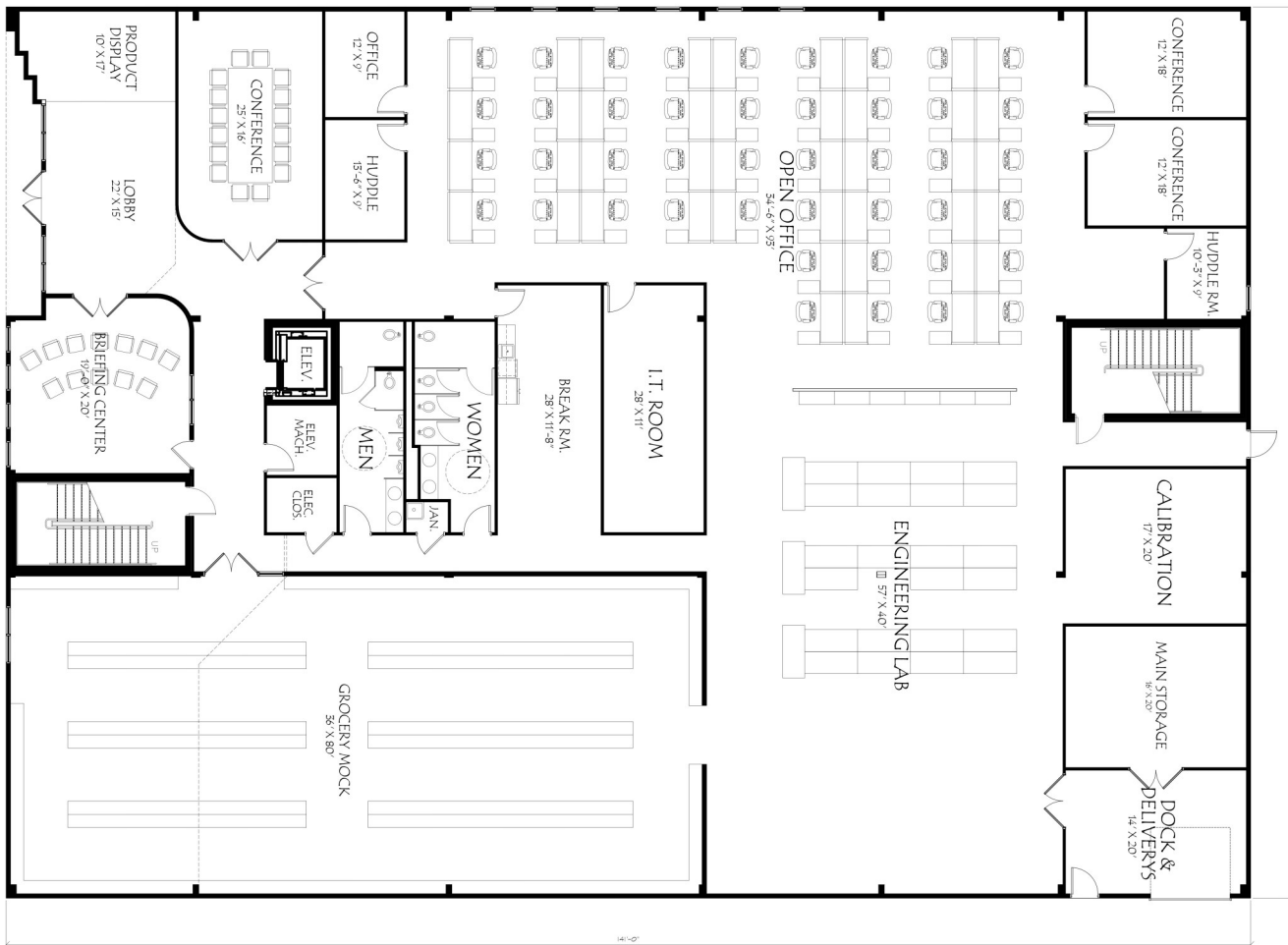
SEWELL



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FLOORPLAN



SCALE: 1/8" = 1'-0"

FIRST FLOOR PLAN

FIRST
FLOOR

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FLOORPLAN



SCALE: 1/8" = 1'-0"

SECOND FLOOR PLAN

SECOND
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INTERIOR IMAGES



**MOCK RETAIL SPACE
FOR TESTING PURPOSES**



**RESEARCH & DEVELOPMENT
LAB SPACE**



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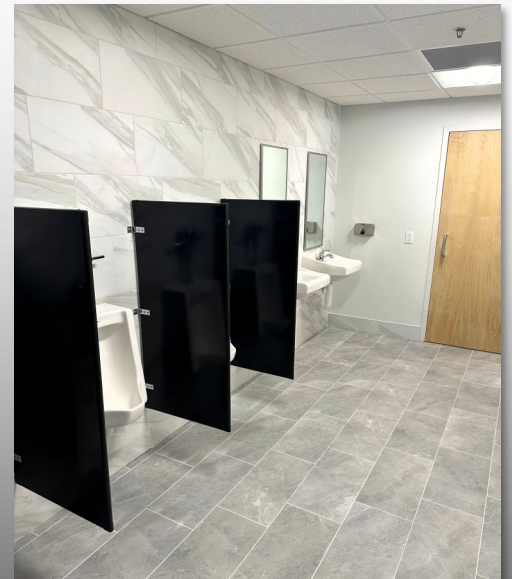
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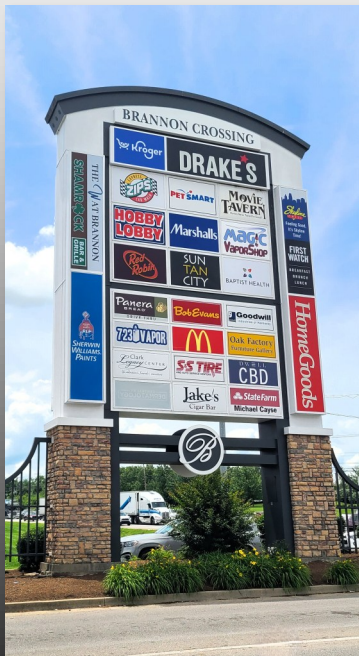


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NICHOLASVILLE, KY



Brannon Crossing Development
Nicholasville, KY



POPULATION	1 Mile	3 Miles	5 Miles
Total	1,820	56,624	145,227
Average Age	41	39	40
HOUSEHOLD INCOME			
Total Households	660	24,085	61,964
Avg. Income	\$140,373	\$110,400	\$113,214
Avg. Home Value	\$381,153	\$310,378	\$339,352

SEWELL

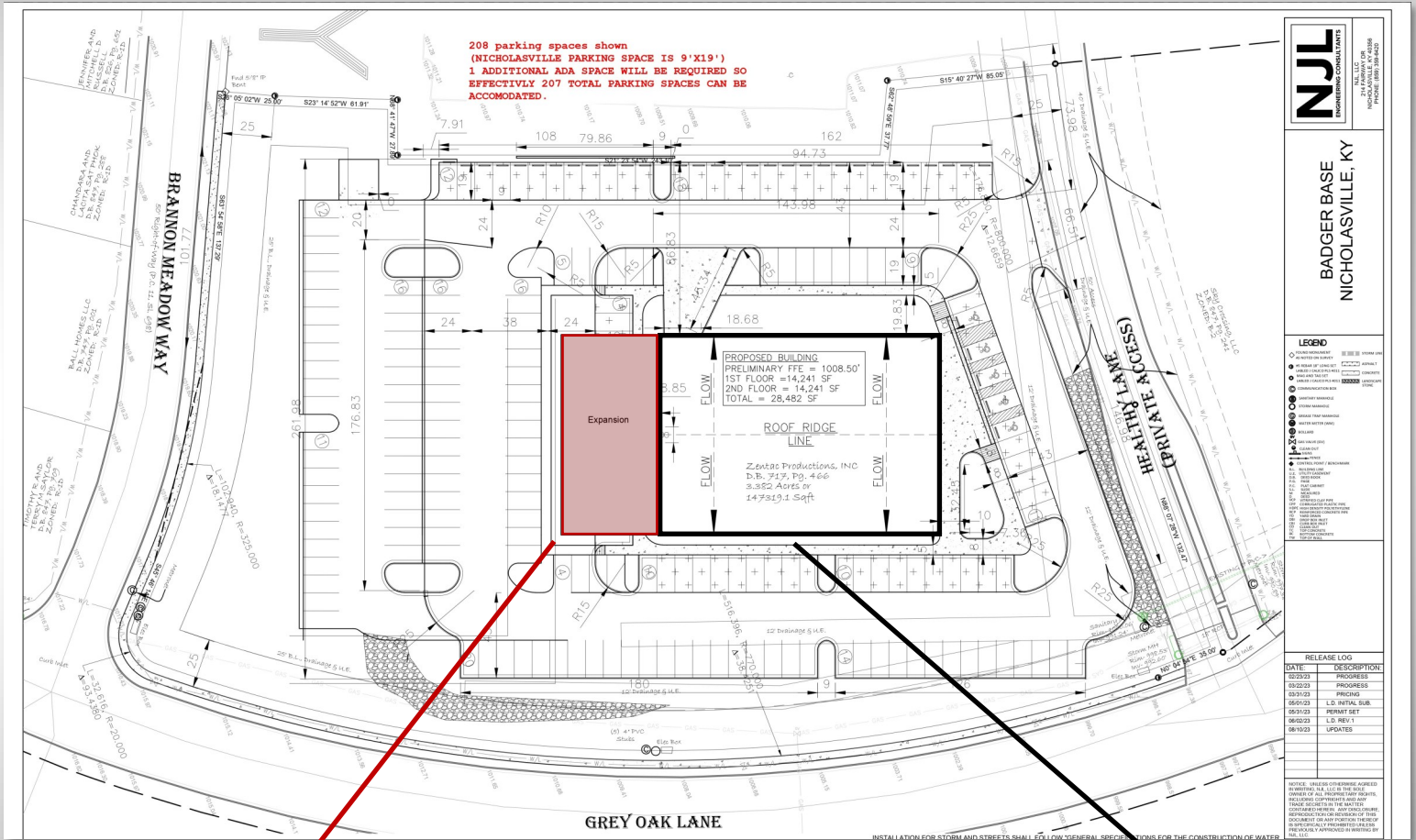


SITE PLAN

AVAILABLE

165 HEALTHY LANE

NICHOLASVILLE, KY



NJL
NICHOLASVILLE, KY
214 MAINWAY DR
NICHOLASVILLE, KY 40301
PHONE: (859) 249-4222

BADGER BASE
NICHOLASVILLE, KY

LEGEND

- EXISTING BUILDING
- PROPOSED BUILDING
- PROPOSED EXPANSION
- EXISTING DRIVE
- PROPOSED DRIVE
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- EXISTING PARKING
- PROPOSED PARKING
- EXISTING LANDSCAPE
- PROPOSED LANDSCAPE
- EXISTING UTILITIES
- PROPOSED UTILITIES
- EXISTING EROSION CONTROL
- PROPOSED EROSION CONTROL
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING SIGNAGE
- PROPOSED SIGNAGE
- EXISTING LIGHTING
- PROPOSED LIGHTING
- EXISTING SECURITY
- PROPOSED SECURITY
- EXISTING OTHER
- PROPOSED OTHER

PLANNED
+/- 10,000 SF
EXPANSION
IF REQUIRED BY
CURRENT OR
FUTURE TENANT

SUBJECT
+/- 25,000 SF
BUILDING

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