

**FOR LEASE**

# 7,000 SF Industrial Space FOR LEASE in Nicholasville, KY

**133 MACARTHUR CT | NICHOLASVILLE, KY 40356**



**MacArthur Court**

**PRESENTED BY:**  
**TRAVIS ROSE**  
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## PROPERTY SUMMARY



### PROPERTY HIGHLIGHTS

- 7,000 SF warehouse + 3,500 SF office/storage
- 3-phase heavy power
- Dock access and drive door
- Sprinklered throughout (wet system)
- Functional layout with high ceilings and ample parking

### OFFERING SUMMARY

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<b>LEASE RATE:</b>	\$7,000.00 per month (MG)
<b>AVAILABLE SF:</b>	7,000 SF

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#### TRAVIS ROSE, MBA

C: 859.806.1591

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### PROPERTY DESCRIPTION

SVN Stone Commercial Real Estate is pleased to present approximately 7,000 square feet of warehouse/flex space for lease in Nicholasville, Kentucky. This well-equipped building includes one 14' x 14' grade-level drive-in door, one 10' x 10' dock-high door, and is serviced by 3-phase heavy power. The property is fully sprinklered with a wet system and offers approximately 3,500 square feet of second-floor office for storage space in addition to the 7,000 sf of warehouse space. The warehouse is heated with forced fire gas heaters, and the office area is fully heated and cooled. Additional features include tall ceiling heights, four individual restrooms, and convenient front and side parking.

The asking lease rate is \$7,000 per month modified gross, and the landlord pays for property taxes and insurance.

For more information on this property contact Travis Rose, MBA at [travis.rose@svn.com](mailto:travis.rose@svn.com) and 859.806.1591 or visit our website at [svnstone.com](http://svnstone.com).

**ADDITIONAL PHOTOS**



**TRAVIS ROSE, MBA**  
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# AERIAL

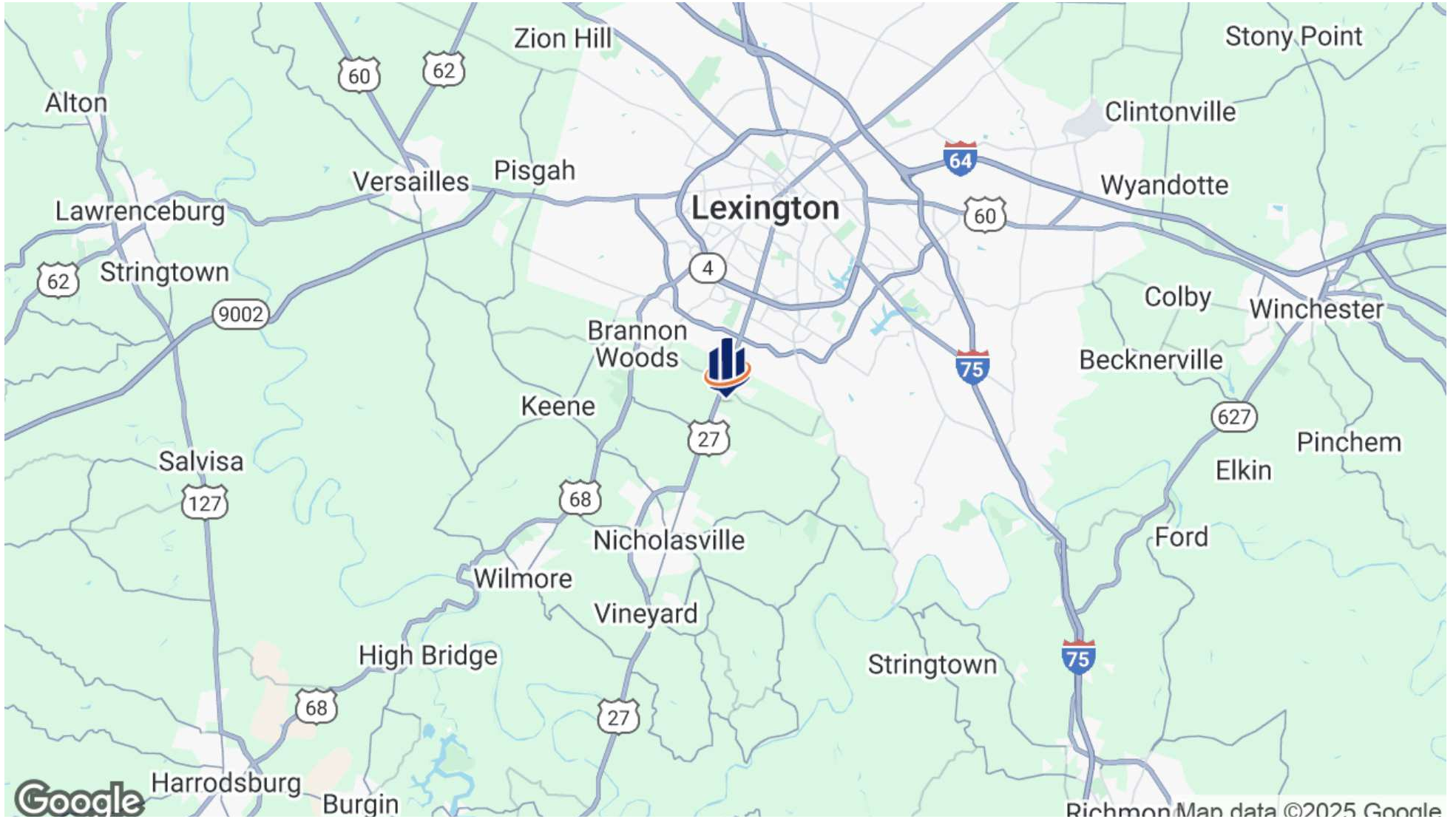


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# LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT

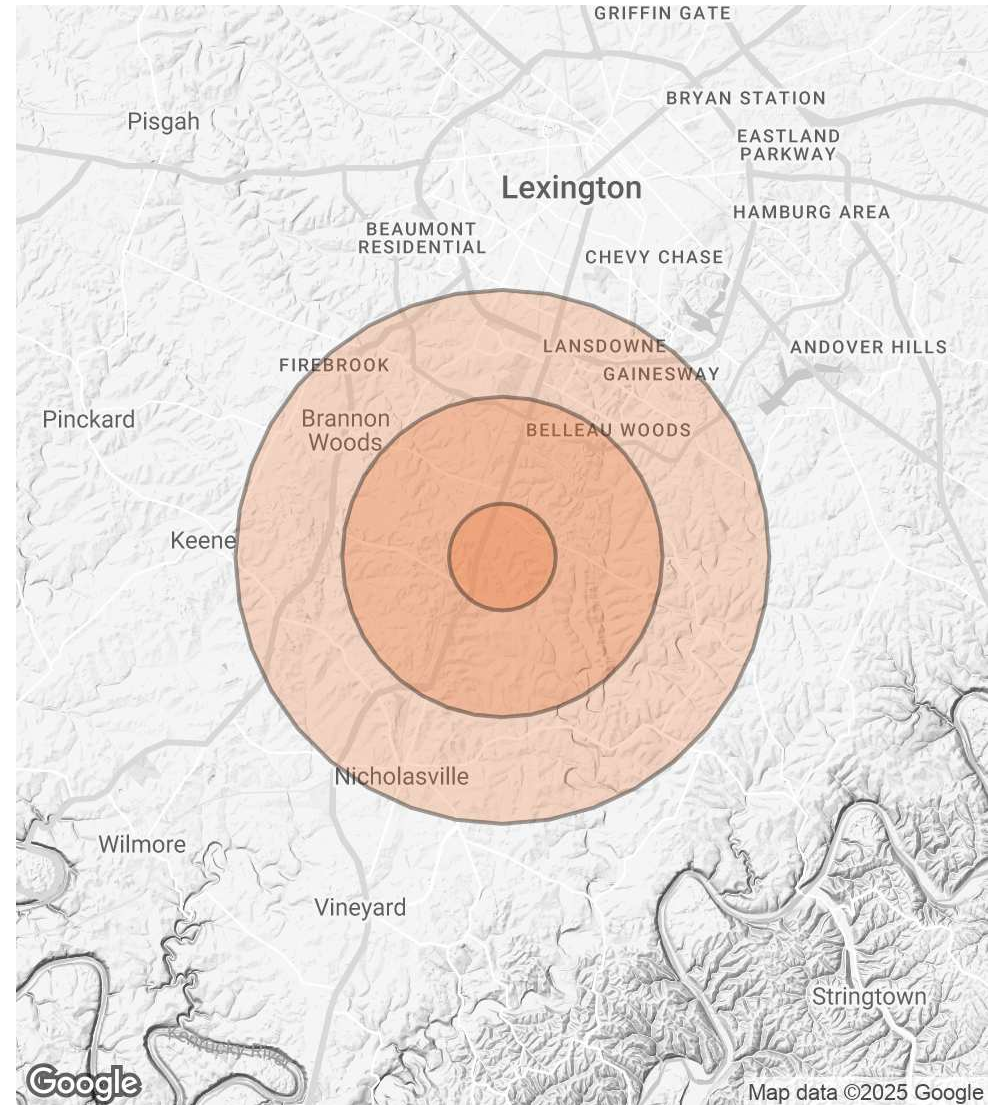
## POPULATION

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	5	70	507
<b>AVERAGE AGE</b>	44	44	44
<b>AVERAGE AGE (MALE)</b>	42	42	43
<b>AVERAGE AGE (FEMALE)</b>	46	46	46

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	2	26	191
<b># OF PERSONS PER HH</b>	2.5	2.7	2.7
<b>AVERAGE HH INCOME</b>	\$119,096	\$119,380	\$124,996
<b>AVERAGE HOUSE VALUE</b>	\$439,639	\$440,665	\$499,287

Demographics data derived from AlphaMap



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## ADVISOR BIO



### TRAVIS ROSE, MBA

Advisor

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Office: **859.306.0598** | Cell: **859.806.1591**

### EDUCATION

**Bachelors** - Eastern Kentucky University (President's List, Golf Team, Academic All-American)

**MBA** - Murray State University



## PROFESSIONAL BACKGROUND

Travis Rose serves as an Advisor at SVN Stone Commercial Real Estate, where he specializes in the acquisition and disposition of large farm, residential, and commercial development tracts across Central Kentucky. In addition to land brokerage, Travis also assists clients with the buying, selling, and leasing of investment properties, offering market insight and tailored strategies to meet each client's goals.

A native of Nicholasville, Travis brings a deep understanding of Kentucky's land and investment landscape. His relational approach to brokerage is rooted in trust, service, and a commitment to long-term client success. In 2024, he was recognized with the SVN Achievers Award, a national production honor awarded to top-performing advisors based on annual sales volume.

Travis earned his Bachelor's degree from Eastern Kentucky University, where he was a member of the EKU golf team, named to the President's List, and honored as an Academic All-American. He later completed his MBA at Murray State University, further sharpening his financial and strategic expertise.

Outside of real estate, Travis resides in Lexington with his wife, Bitty, and their two daughters. He enjoys playing golf, spending time with family, and serving in various roles at his local church.

### SVN | Stone Commercial Real Estate

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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.

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