



Industrial Facility

900 John C Watts Dr

Nicholasville, Kentucky 40356

Property Highlights

- +/-49,750 SF industrial facility on +/-9.1 AC corner lot
- +/-3-3.5 AC excess land for potential building expansion or additional buildings
- Building includes +/-1,325 SF of office space, breakroom and four restrooms
- 7 dock doors and 1 drive in door
- 3-phase power
- Zoned I-2, Heavy Industrial
- Located just off South Main Street in Nicholasville
- Easy access to the US 27 Bypass
- Sale Price: \$3,200,000 REDUCED TO \$2,600,000

Offering Summary

Sale Price:	\$2,600,000 REDUCED!
Building Size:	49,750 SF
Lot Size:	9.1 Acres

For More Information

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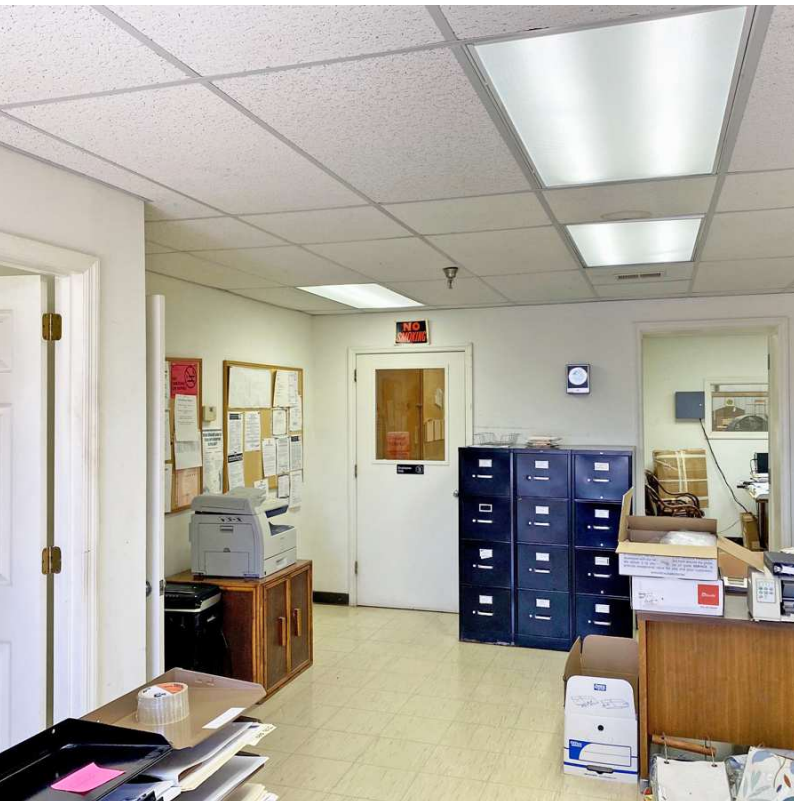


Commercial Real Estate Services, Worldwide.

For Sale

49,750 SF | \$2,600,000

Industrial Space



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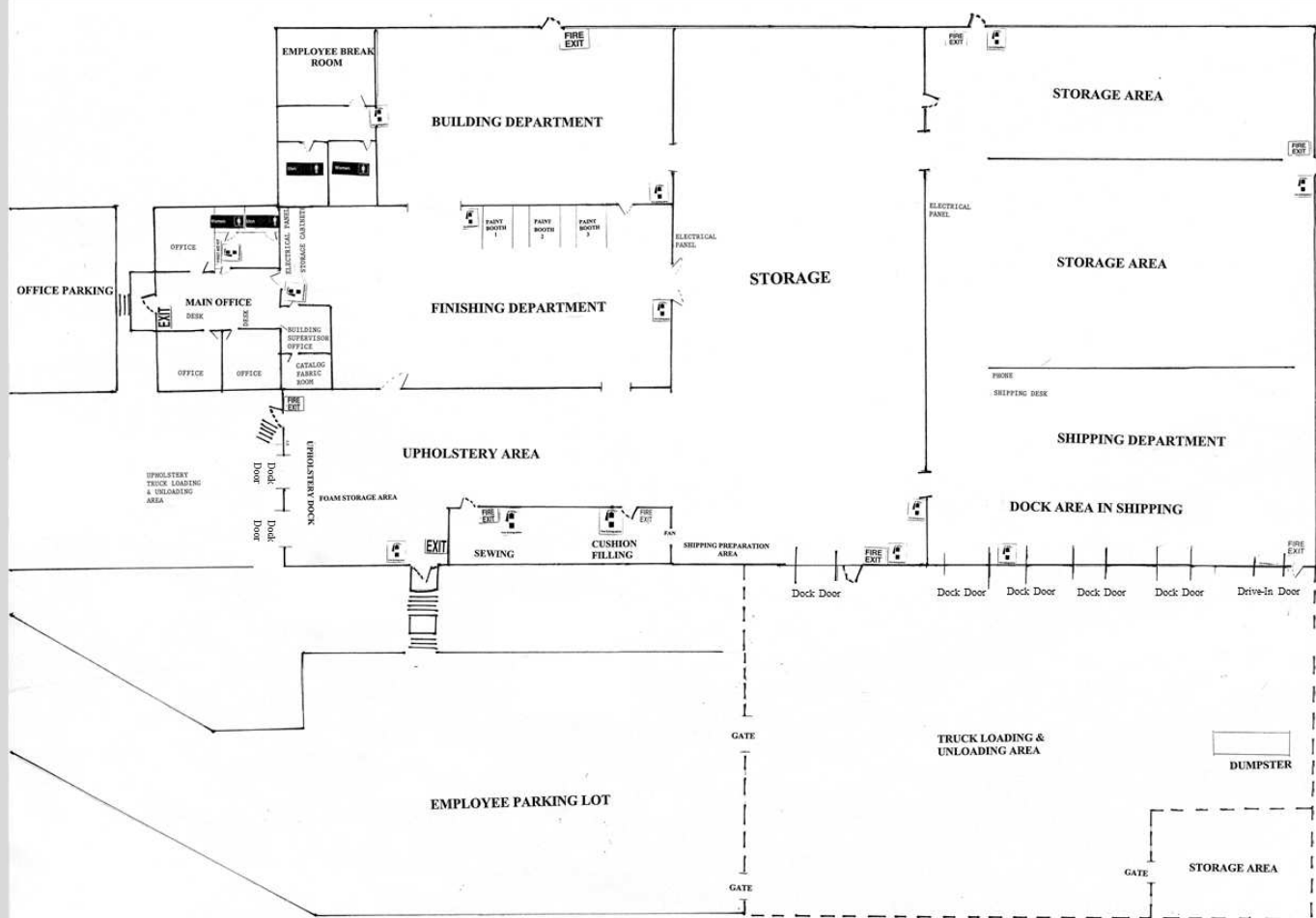
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Delta Drive

John C Watts Drive



For Sale

49,750 SF | \$2,600,000

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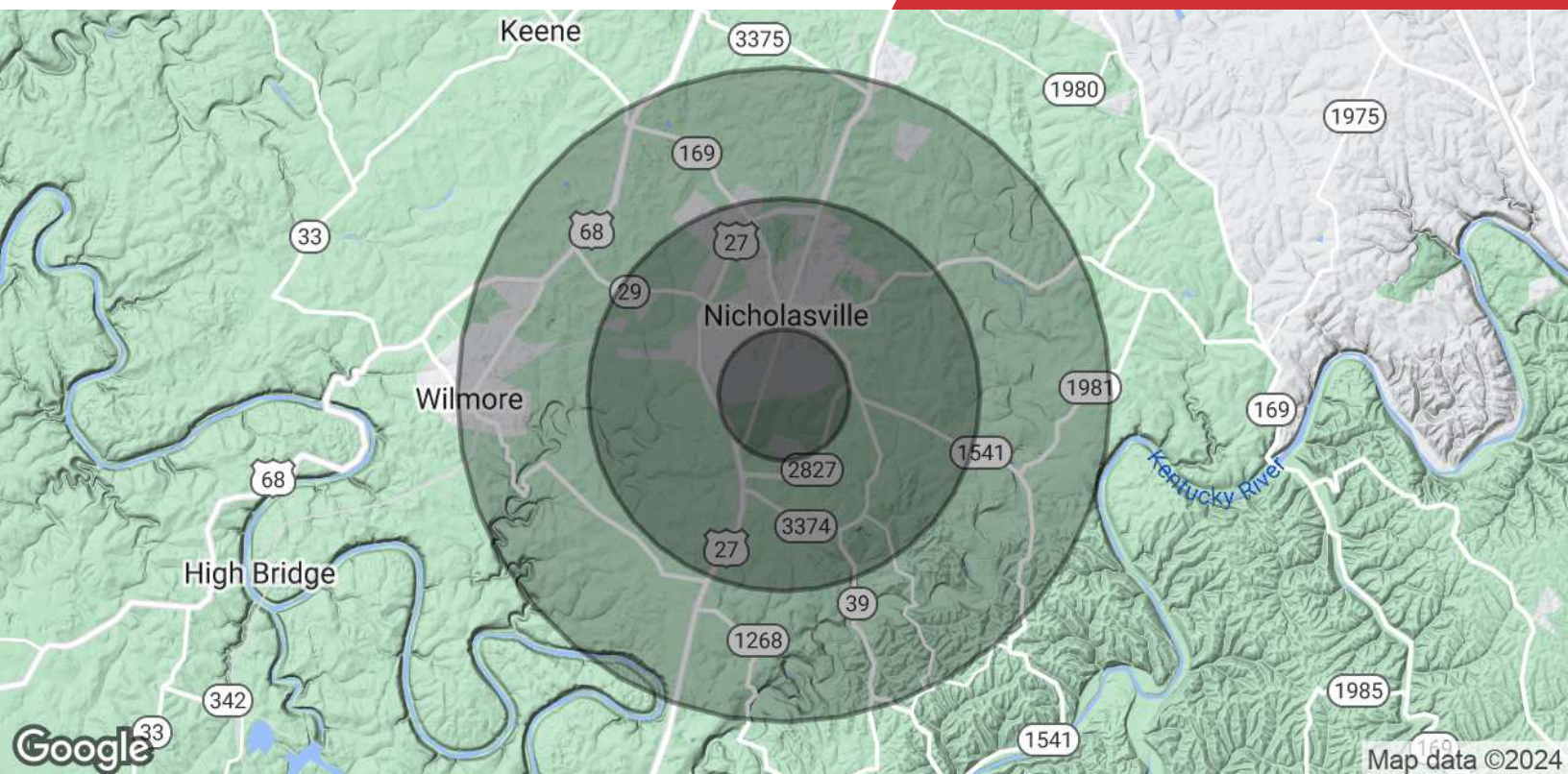
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Population

	1 Mile	3 Miles	5 Miles
Total Population	7,925	28,458	40,322
Average Age	36.6	37.7	37.5
Average Age (Male)	40.4	37.5	37.1
Average Age (Female)	36.7	38.6	38.6

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	3,159	11,301	15,549
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$53,460	\$60,437	\$69,613
Average House Value	\$136,738	\$147,984	\$171,365

* Demographic data derived from 2023 STDB