3,300 SF Nicholasville Warehouse for Lease

121 Kemper Dr, Unit A

NICHOLASVILLE, KY 40356

PRESENTED BY:

TRAVIS ROSE, MBA
C: 859.806.1591
travis.rose@svn.com

PROPERTY SUMMARY

3,300 SF NICHOLASVILLE WAREHOUSE FOR LEASE

121 KEMPER DRIVE, UNIT A
NICHOLASVILLE, KY 40356

OFFERING SUMMARY	
AVAILABLE SF:	3,300 SF
AVAILABLE DATE:	August 1st, 2026
LEASE RATE:	$3,000 / month plus utilities

PROPERTY SUMMARY

SVN Stone Commercial Real Estate is pleased to offer 3,300 square feet of warehouse space for lease at 121 Kemper Drive, Unit A, in Nicholasville, Kentucky. The space features approximately 3,300 square feet with minimal office area, two roll-up doors, tall ceilings, and a restroom. The rental rate is $3,000 per month plus utilities. The property is conveniently located near Nicholasville Road, approximately 2.5 miles from Lexington, while still benefiting from a Nicholasville address.

This is an excellent opportunity for contractors, service companies, storage users, or light industrial tenants seeking functional warehouse space with easy access to both Nicholasville and Lexington.

For additional information or to schedule a tour, please contact Travis Rose at 859-806-1591 or Travis.Rose@svn.com

PROPERTY HIGHLIGHTS

- **3,300 SF**
- **$3,000 per month plus utilities**
- **2 Grade-Level Drive-In Doors**
- **Office area, restroom**
- **Convenient location**
- **Available August 1st, 2026**

CENTRAL KY LOCATION

TALL CEILINGS

FRONT & REAR DRIVE-IN DOORS

ADDITIONAL PHOTOS

AERIAL

SVN
STONE COMMERCIAL REAL ESTATE

NICHOLASVILLE/LEXINGTON MAP

ADVISOR

TRAVIS ROSE, MBA

travis.rose@svn.com
Cell: **859.806.1591**

PROFESSIONAL BACKGROUND

Travis Rose serves as an Advisor at SVN Stone Commercial Real Estate, where he specializes in the acquisition and sale 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.

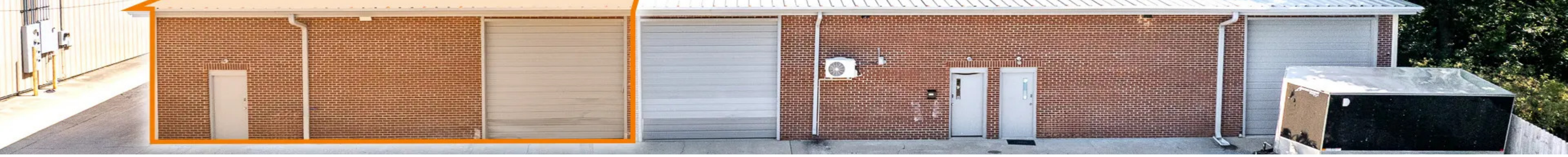
Travis earned his Bachelor's degree from Eastern Kentucky University, where he was a member of the EKU golf team, named to the President's List, and honored as an Academic All-American. He later completed his MBA at Murray State University, further sharpening his financial and strategic expertise.

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

EDUCATION

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

SVN | Stone Commercial Real Estate
270 S. Limestone,
Lexington, KY 40508
859.264.0888



DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the lease of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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.