

# Offering Memorandum

## MacArthur Court Package, Nicholasville, KY



# BLOCK+LOT

**125 MacArthur Court | 237 Industry Pkwy, #E**

20,200 SF Building PLUS 0.6 acres with 98 Self Storage Units

**\$1,750,000**

**Contact:**

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**BLOCK+LOT**

# Block+Lot Real Estate

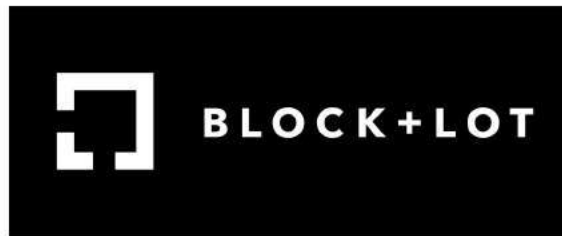
## About Block+Lot

Born in the spring of 2013, Block+Lot is the creation of three proud Lexingtonians. From Downtown to the Suburban markets, we are devoted to meeting the commercial real estate needs of the city and region that we love.

With a combined 30 years of experience in commercial real estate, Block+Lot's founders set out to create a well-rounded firm whose mission is to provide premium commercial real estate services through a unique combination of experience, innovation, and digital expertise. Serving the greater Central Kentucky market, Block+Lot specializes in the brokerage of office, retail, industrial, flex, land, multi-family, residential and investment properties. Block+Lot also offers tenant/buyer representation, property management, consulting, and marketing services.

Excelling in digital marketing, Block+Lot leverages many exciting, "next generation" networking and promotional opportunities. E-Marketing has changed the way we do business, enhancing the advertising capabilities for commercial real estate marketing. We are wholly committed to delivering an interactive and successful customer experience for all of our clients.

Striving to be the commercial real estate firm of choice in Central KY, we set our expectations high and have built our reputation through hard work, client advocacy, and innovative thinking. We pride ourselves in having our clients' best interest in hand, treating each property as if it's our own.



## Disclaimer:

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# MacArthur Court Package

## Property Profile

### Property Descriptions

#### 125 MacArthur Court

Single Tenant Gross Modified Leased Industrial Investment Property, leased to Bumblebee Team Sports. The GLA is 20,200 SF, zoned I-1 (Industrial). Per Lease, Owner pays property taxes and insurance.

Building Size: 20,200 SF  
Office: 6,200sf ; Warehouse 14,000sf  
Lease Rate: \$4.45 per square foot  
Property Type: Industrial  
Occupancy: 100%  
Tenancy: Single  
Year Built: 1990, Renovated 2012  
Net Operating Income (2014): \$72,666  
Net Operating Income (2015): \$69,987\*  
\*Changes due to maintenance performed

#### Property Highlights

- 20' clear ceiling height
- 6" concrete slab floor
- 5 Dock doors, 2 Drive-in doors
- Approx 50 parking spaces
- 600Amp 3-phase electric service
- Leased at \$90,000 per year through 2018

#### Location

Conveniently located off Industry Parkway in Nicholasville, just off Nicholasville Road, 5 min from Man O War Blvd.

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#### 237 Industry Parkway, #E

Approximately 0.6 acres with 98 self storage units plus an office.

Building Size: Approx 4,350sf between 3 buildings, per PVA  
Rental Income when 100% occupied: \$93,540  
2015 - 73% occupied  
2015 - Net Operating Income: \$54,994  
Excellent Value-Add Opportunity  
Entrance potentially directly across from 125 MacArthur Ct

#### Location

Conveniently located directly across the road from 125 MacArthur Ct. Currently accessed from Industry Parkway

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## Tenant Profile

### Bumblebee Team Sports

Bumblebee's roots date back to 1991 as a product fundraising company that was designed to help schools, groups and organizations raise money. What began as a mom and pop operation has blossomed into the largest team sports dealer in Central Kentucky. In 2009, Bumblebee Team Sports LLC was formed to purchase the operating assets of the Team Sports division and run as a stand-alone company from Bumblebee Fund Raising. We are proud to have many elite high school and university accounts such as Georgetown College, Woodford County High School, Bryan Station High School, Henry Clay High School, George Rogers Clark High School, Eastern Kentucky University, Asbury University and University of Kentucky Athletics. We've worked hard over the years to assemble a top-quality staff and deep customer base. Bumblebee Team Sports is founded upon four principles that guide our operation in the short and long term.

Base Term Lease End Date: 12/31/2018  
Lessee has one 5-year Renewal Option



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## Arial Layouts



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