

# 195 Computrex Drive

Nicholasville, KY 40356



✓ 22' Clear Height

✓ Class A Flex Facility

✓ Quality Office Fit-Up

✓ 72 Parking Spaces

✓ Adjacent to Alltech Corporate Campus

✓ Limited Industrial Inventory in Central KY

**Contact:**

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**Available:  
8,000 SF**

**Lease Rate:  
\$5.50/SF + NNN  
(est. \$0.80/SF)**

**Zoning: I-1  
(Light Industrial)**



### **Property Description**

EIFS, brick facade, pre-engineered metal construction, Class A building, pitched metal roof, metal halide lighting, 72 parking spaces, 22' clear height, gas/electric HVAC in office, 5" concrete floor, suspended gas heat in warehouse, warehouse ventilation.

### **Space Description- Unit 195**

2,000 SF of office consisting of a reception area, restrooms, individual offices, conference room, and open space, 6,000 SF of warehouse, 22' clear height, 1 drive-in door

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## Aerial & Location Description



Google Maps: [CLICK HERE](#)

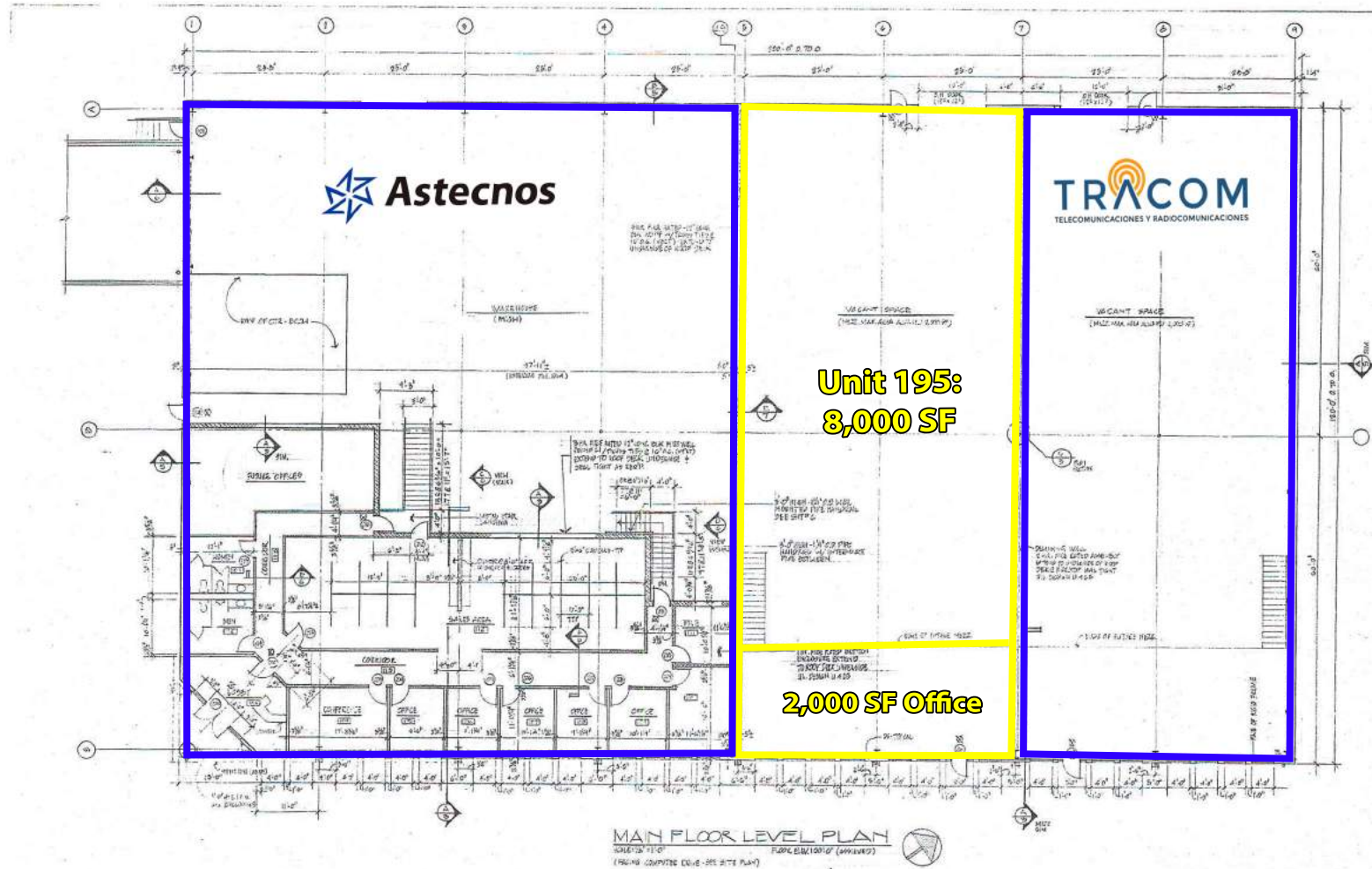
Google Street View: [CLICK HERE](#)

### Location Description:

Located on the north end of Jessamine County in Nicholasville, KY just off of US Highway 27. Approximately 3 miles from Fayette County line, Lexington, KY, adjacent to Alltech Corporate Campus



# 195 Computrex Drive Floor Plan



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