A D E 105,000 sq.ft. 20+ ACRETRACT

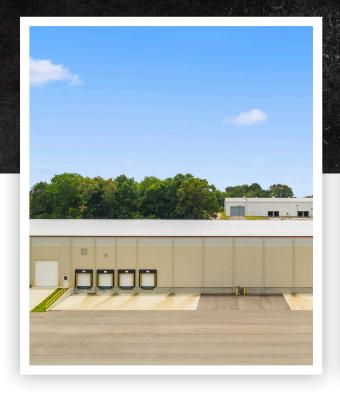


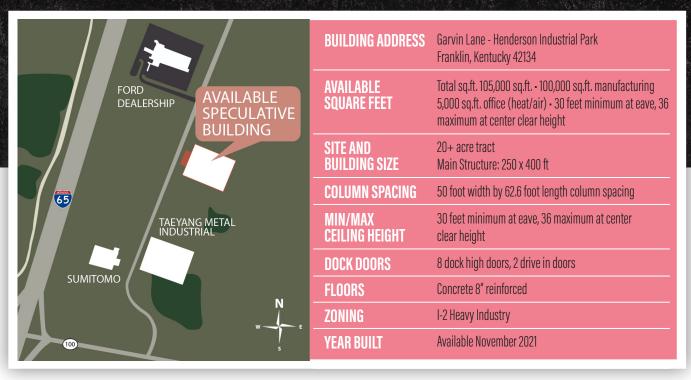
FOR SALE OR LEASE



CONTACT DENNIS GRIFFIN

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LOCATION HIGHLIGHTS

- Within City Limits1 mile from interstate 65
- Privately owned
- Commercial & Internation Airport & Public Riverport Nashville, Tn. 45 mile away
- Rail service not available at this site

BUILDING FEATURES

- Zoned I-2 Heavy Industry
- Standing seam roof
- 4 foot roof and wall insulation
- Split face block on 2 walls
- Wet sprinkler system
- Lease tenant pays taxes, insurance, maintenance
- 3 phase dual sync electric Warren RECC

- Gas line adjacent to property Atmos Energy
- Fiber Franklin EPB Fiber & AT&T
- Water line adjacent to property Simpson County Water District
- Sewer line adjacent to property City of Franklin
- For Lease \$4.90 / square foot Triple net (min. 5 yrs - max. 10 yrs)
- For Sale \$4,725,000



FOR MORE INFORMATION:

Franklin-Simpson Industrial Authority Dennis Griffin, Executive Director

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