

AVAILABLE

105,000 sq. ft.
20+ ACRE TRACT



FOR SALE OR LEASE



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|-------------------------------|--|
| BUILDING ADDRESS | Garvin Lane - Henderson Industrial Park Franklin, Kentucky 42134 |
| AVAILABLE SQUARE FEET | Total sq.ft. 105,000 sq.ft. • 100,000 sq.ft. manufacturing 5,000 sq.ft. office (heat/air) • 30 feet minimum at eave, 36 maximum at center clear height |
| SITE AND BUILDING SIZE | 20+ acre tract Main Structure: 250 x 400 ft |
| COLUMN SPACING | 50 foot width by 62.6 foot length column spacing |
| MIN/MAX CEILING HEIGHT | 30 feet minimum at eave, 36 maximum at center clear height |
| DOCK DOORS | 8 dock high doors, 2 drive in doors |
| FLOORS | Concrete 8" reinforced |
| ZONING | I-2 Heavy Industry |
| YEAR BUILT | Available November 2021 |

LOCATION HIGHLIGHTS

- Within City Limits
1 mile from interstate 65
- Privately owned
- Commercial & International 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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JUNE 2021
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