

FOR SALE OR LEASE

800 Industrial Dr

Franklin, IN 46131

Extensive Property Renovations  
Nearing Completion (Q2 2025)



## Property Highlights

- ±64,480 SF industrial building on ±20.32 acres
- Extensive property renovations nearing completion (Q2 2025)
- Rail access provided by Louisville & Indiana Railroad
- Zoned for Industrial General (Heavy Industrial)
- On-site expansion opportunities available
- Situated within the heart of Franklin's manufacturing hub
- Strategically positioned with access to a strong local workforce
- Convenient proximity to I-65 and immediate access to US-31



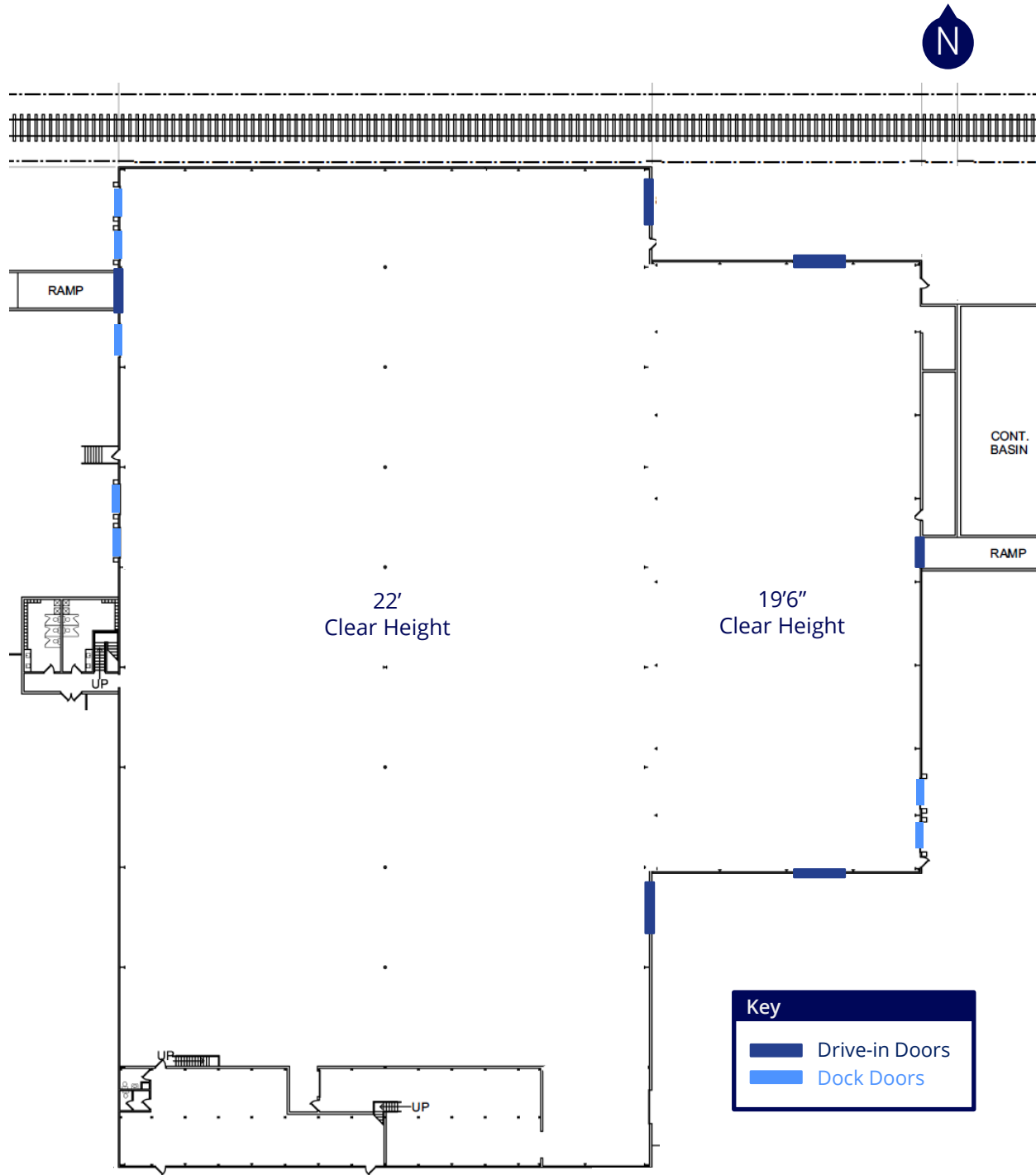
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# Property Specifications

|                            |  |
|----------------------------|--|
| Total Building             | ±64,480 SF   |
| Warehouse                  | ±62,580 SF   |
| Office                     | ±1,900 SF  |
| Mezzanine                  | ±4,340 SF<br>(Not included in Total SF)  |
| Clear Height               | 19'6" - 22'  |
| Drive-in Doors             | 6 - More can be added  |
| Dock Doors                 | 7 - More can be added  |
| Columns                    | 30' x 80' & Clear span   |
| Lighting                   | LED with motion sensors  |
| Power                      | 1200 Amp, 480V, 3-Phase  |
| Roof                       | TPO (New 2024)   |
| Land                       | 20.32 Acres  |
| Zoning                     | IG (Heavy Industrial)  |
| Railroad                   | Louisville & Indiana   |
| Recent Improvements (2024) | <ul style="list-style-type: none"> <li>New TPO Roof</li> <li>Building Exterior Replaced</li> <li>Building Insulation Installed</li> <li>Interior/Exterior Lighting</li> <li>Office Renovated</li> <li>Warehouse Renovated</li> <li>New Drive-in Doors</li> <li>All Loading Doors Serviced or Replaced</li> </ul> |



**Key**

- Drive-in Doors
- Dock Doors

4.5 Miles 




**LOUISVILLE  
&  
INDIANA**  
RAILROAD

Rail Access

Industrial Dr

Property Snapshot

 ±64,480 SF

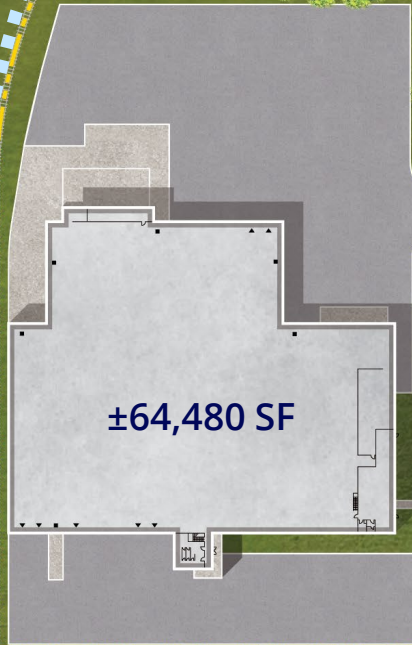
 ±20.32 Acres

 Zoned IG



Rail Access

Water Tower



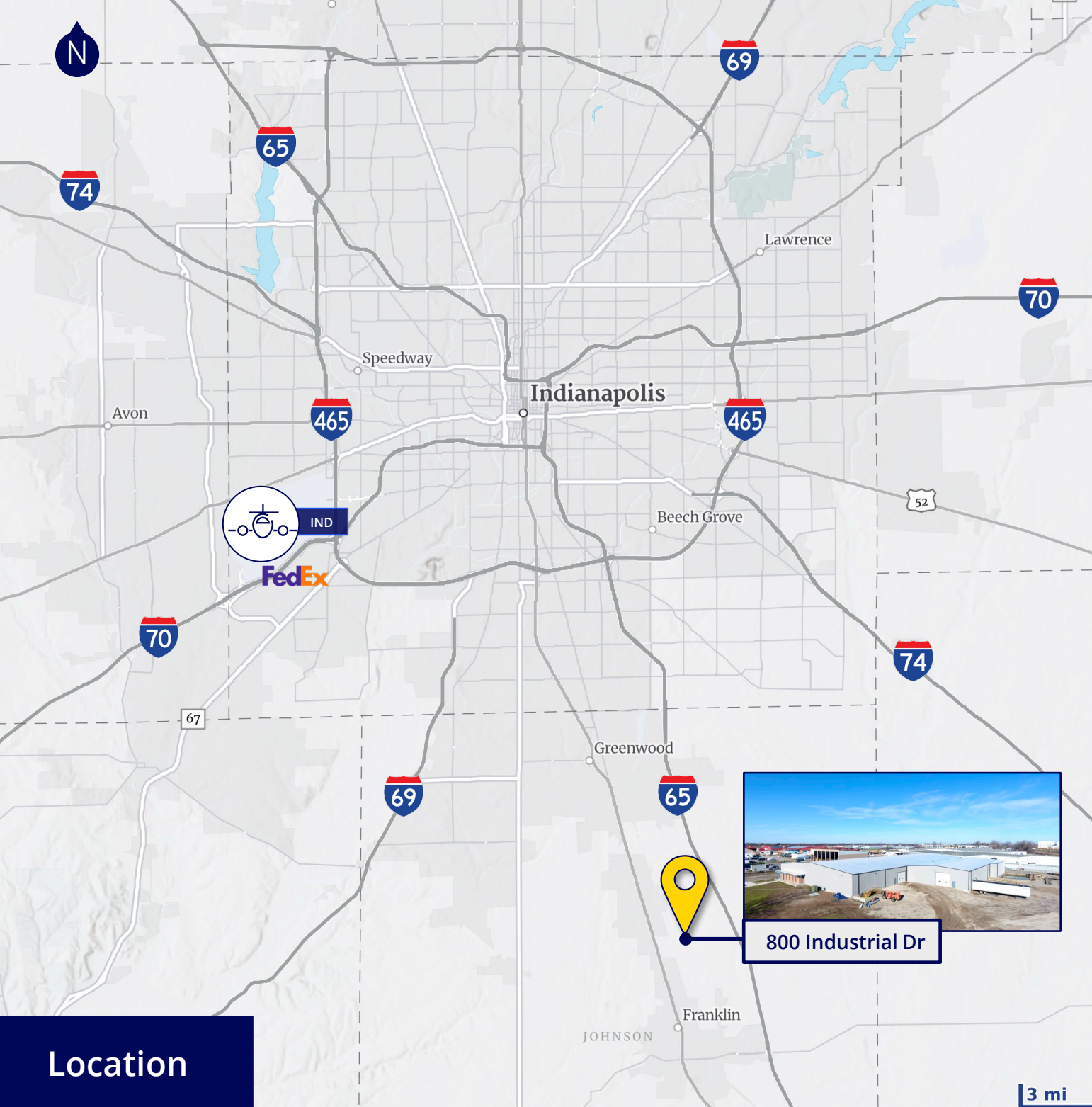
±64,480 SF

±20.32 Acres

Industrial Dr

KYB Dr

Site Plan



## Location

## Local Connectivity

|                                  |         |
|----------------------------------|---------|
|                                  | 5.2 mi  |
|                                  | 11.7 mi |
|                                  | 15.6 mi |
|                                  | 19.6 mi |
|                                  | 26.1 mi |
| FedEx World Hub                  | 22.2 mi |
| Indianapolis Int'l Airport (IND) | 22.2 mi |

## Regional Connectivity

|                |        |
|----------------|--------|
| Louisville, KY | 94 mi  |
| Cincinnati, OH | 99 mi  |
| Columbus, OH   | 189 mi |
| Chicago, IL    | 204 mi |
| St. Louis, MO  | 247 mi |
| Detroit, MI    | 304 mi |

# Why Indiana

## INDIANAPOLIS INT'L AIRPORT IND

- 2<sup>nd</sup> largest FedEx air hub worldwide
- FedEx's national aircraft maintenance operations
- 8<sup>th</sup> largest cargo airport in U.S.
- 11<sup>th</sup> year named "Best Airport in North America"

## INDIANA AIRPORTS — LOGISTICS NETWORK

- Commercial/Freight users have 5 airports to access
- GCIA – a key economic driver in NW Indiana, awarded \$6M federal grant to expand/upgrade its air cargo infrastructure



- IND** Indianapolis Int'l Airport
- EW** Evansville Regional Airport
- FWA** Fort Wayne Int'l Airport
- GCIA** Gary/Chicago Int'l Airport
- SBN** South Bend Int'l Airport



## INDIANA ROADS — UNRIVALED CONNECTIVITY

- 8 interstates intersect the state making Indiana #1 in U.S. in pass-thru highways
- I-65 and I-70, both considered major NAFTA logistic corridors & part of the IFDC network (*Inland Freight Distribution Cluster*)
- 40+ major cities & 75% of U.S. population within 1-day drive
- 5<sup>th</sup> busiest state for commercial freight traffic



## INDIANA RAIL — A STRONG TRACK RECORD

- 3 Class 1 systems pass thru — CSXT, Canadian National, Norfolk Southern, plus 39 Class II & Class III railroads
- 4<sup>th</sup> in U.S. in number of railroads operating — 7<sup>th</sup> in carloads handled — 10<sup>th</sup> in millions of tons handled
- Indiana's freight traffic flow forecast to increase 60% by 2040
- Extensive transloading capabilities via privately-owned Indiana Rail Road Co., a 500-mile railroad logistics provider with national rail network access via Chicago/Indy gateways

“Over the last decade, Indiana has ranked as a Top-10 performer in landing corporate facility investment projects in the nation.”

— *Site Selection Magazine*

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1<sup>st</sup>

in U.S. for manufacturing output

1<sup>st</sup>

best state to start a business

2<sup>nd</sup>

# Manufacturing Jobs (% of workforce)

3<sup>rd</sup>

leading state in biotechnology exports

\*sources: Forbes Magazine, Site Selection Magazine, Business Facilities



- NW** Burns Harbor
- SE** Jeffersonville
- SW** Mt Vernon

## INDIANA PORTS — ACCESS TO BIG INDUSTRY

- 3 international maritime ports provide global access to the world's most productive industrial & agricultural regions
- Bringing \$7.8B per year to Indiana's economy, handling over 25M tons of cargo yearly

