

211 PROVINCE ST.

HEAVY INDUSTRIAL SPACE WITH CRANES & OUTDOOR STORAGE

211 PROVINCE STREET, FRANKLIN, IN 46131

FOR LEASE

\$6.85 /SF/YEAR

A MOVE-IN READY INDUSTRIAL FACILITY. EXCELLENT ACCESS THROUGHOUT CENTRAL INDIANA.

Position your business for long-term success by securing this versatile industrial property.



60,000 SF
BUILDING SIZE



3.51 AC
LOT SIZE



\$6.85
PRICE PER SF

PROPERTY HIGHLIGHTS

- ✓ Suitable for industrial, manufacturing, or contractor users
- ✓ Functional layout with clear separation of office and warehouse
- ✓ Easy access and circulation for trucks
- ✓ Freshly painted
- ✓ Asphalt parking + additional rear parking
- ✓ Fenced outdoor storage (+/- 1.25-1.28 AC)
- ✓ Outdoor storage with crushed stone surface

PROPERTY FEATURES

- 🔑 2-story office buildout
- 💰 22' clear height
- 📊 4 dock doors + 3 drive-in doors
- 🏗️ 3 one ton cranes, 1 two ton crane
- 🏠 Heated warehouse (gas radiant)
- 🚒 Wet sprinkler system
- 🏠 Standing seam metal roof

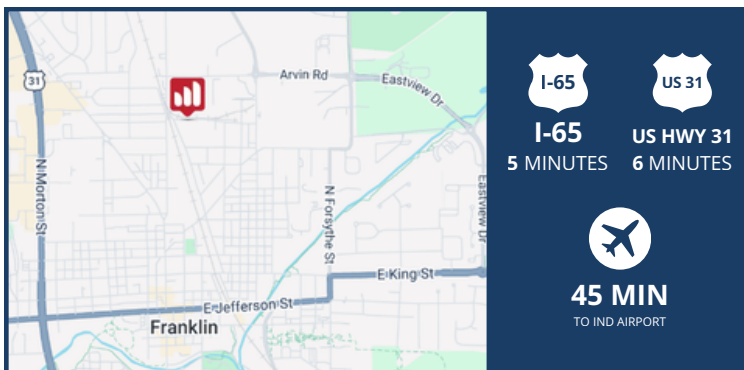
PROPERTY OVERVIEW

211 Province Street offers a versatile industrial opportunity designed for manufacturing, distribution, and contractor users.

The property features a functional layout with dedicated office and warehouse areas, excellent truck access and circulation, a 2-story office buildout, and 22' clear height.

Operational efficiencies are enhanced by 4 dock doors, 3 drive-in doors, and crane-served warehouse space. Additional features include a heated warehouse, wet sprinkler system, durable steel construction, ample parking, and approximately 1.28 acres of fenced outdoor storage, creating an ideal environment for a wide range of industrial operations.

PRIME NORTHEAST LOCATION



SPACE BREAKOUT



- WAREHOUSE 54,000 SF
- OFFICE 6,000 SF

INDUSTRIAL BUILDING WITH IMMEDIATE OCCUPANCY AVAILABLE

CONNECT WITH US

MATT FERGUSON

C: 317.679.4046 | O: 317.44.7171
mferguson@premiercres.com



CALL TODAY FOR MORE INFORMATION

211 PROVINCE ST.

HEAVY INDUSTRIAL SPACE WITH CRANES & OUTDOOR STORAGE

📍 211 PROVINCE STREET, FRANKLIN, IN 46131

FOR LEASE



**CONNECT
WITH US**

MATT FERGUSON

C: 317.679.4046 | O: 317.44.7171
mferguson@premiercres.com



CALL TODAY FOR
MORE INFORMATION