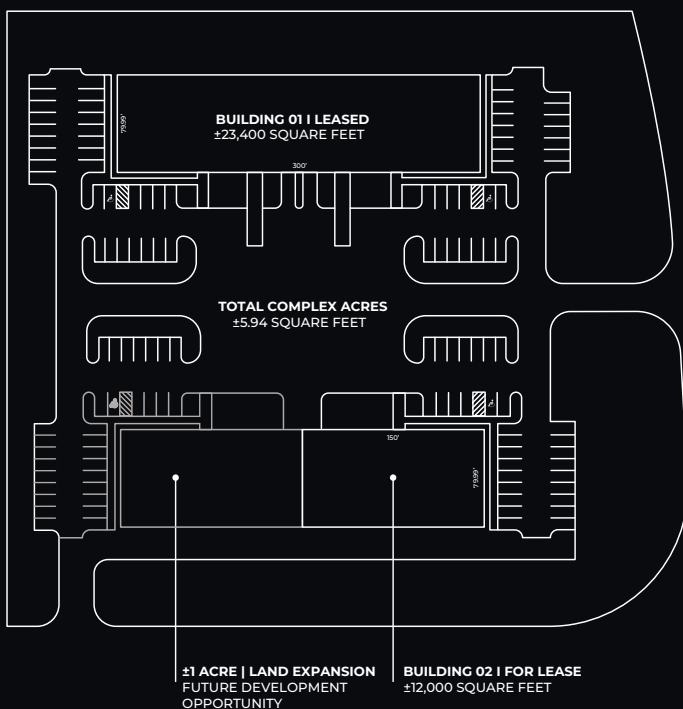




## AVAILABLE

### FOR SALE

**±35,400** TOTAL SF

**±5.94** TOTAL ACRES

**±1 ACRE** FUTURE DEVELOPMENT OPPORTUNITY

### 1400 COMMERCE PARKWAY FRANKLIN, INDIANA 46131

POSITIONED ON 5.94 ACRES IN THE HEART OF FRANKLIN'S ESTABLISHED INDUSTRIAL CORRIDOR, THIS RARE SALE OR LEASE OPPORTUNITY FEATURES TWO QUALITY PRE-ENGINEERED METAL BUILDINGS TOTALING 35,400 SF. THE PROPERTY INCLUDES A 23,400 SF BUILDING THAT IS FULLY LEASED ON A NNN BASIS, PROVIDING IMMEDIATE CASH FLOW, AND A 12,000 SF BUILDING CURRENTLY AVAILABLE FOR LEASE OR OWNER-USER OCCUPANCY. WITH EXCELLENT WAREHOUSE FUNCTIONALITY, AND APPROXIMATELY ONE ACRE AVAILABLE FOR FUTURE EXPANSION, THE ASSET OFFERS UNIQUE FLEXIBILITY FOR INVESTORS SEEKING VALUE-ADD UPSIDE AS WELL AS OWNER-USERS LOOKING TO OFFSET OCCUPANCY COSTS THROUGH EXISTING RENTAL INCOME. PROMINENTLY LOCATED ON A HARD CORNER WITH STRONG VISIBILITY AND ACCESS, THIS IS AN OPPORTUNITY TO ACQUIRE A WELL-POSITIONED INDUSTRIAL ASSET IN ONE OF JOHNSON COUNTY'S MOST ESTABLISHED INDUSTRIAL SUBMARKETS.



## COMPLEX DETAILS

ASKING PRICE | **\$4,425,000** | **\$125 PSF**

SQUARE FOOTAGE | **±35,400 TOTAL**

ACERAGE | **±5.94 TOTAL**

BUILDINGS | **TWO (2) INDUSTRIAL BUILDINGS**

BUILDING 01 | **±23,400 SF**

BUILDING 02 | **±12,000 SF**

ZONING | **IG (INDUSTRIAL GENERAL)**

ADDITIONAL REAR LAND OPPORTUNITY | **±1 ACRE**

TYPE | **INDUSTRIAL**

### JOHNSON COUNTY

INCOME ALREADY IN PLACE | **23,400 SF** LEASED NNN

HARD-CORNER LOCATION WITH EXCELLENT VISIBILITY

STEEL-FRAMED INDUSTRIAL CONSTRUCTION

HEAVY 3-PHASE POWER

FULLY AIR-CONDITIONED FACILITIES

IMMEDIATE ACCESS TO I-65

FRANKLIN INDUSTRIAL CORRIDOR

OWNER-USER & INVESTMENT OPPORTUNITY

INTERSTATE ACCESS



TRAFFIC COUNTS

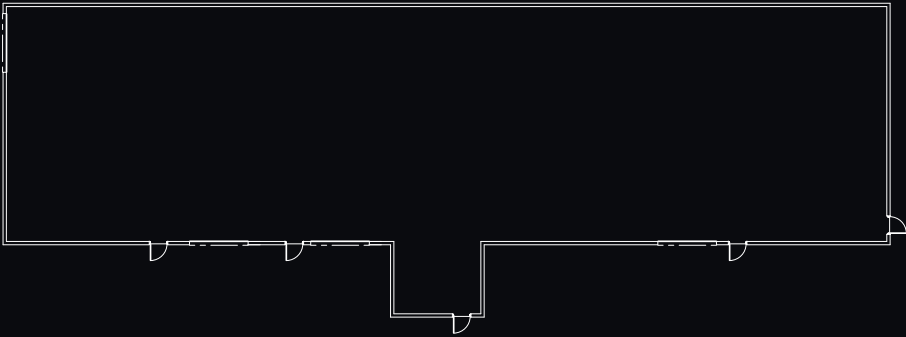
INTERSTATE 65 | **52,843** VPD

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[DOWNLOAD SITE PLAN](#)

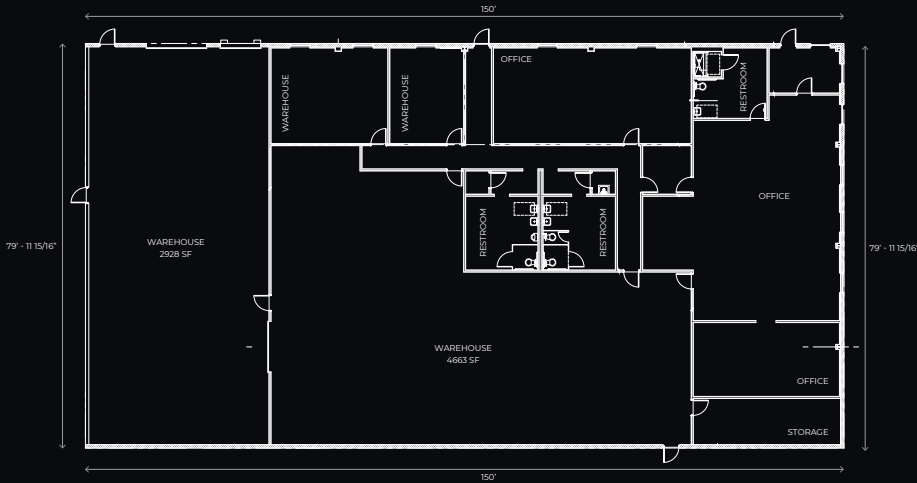




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## BUILDING 01

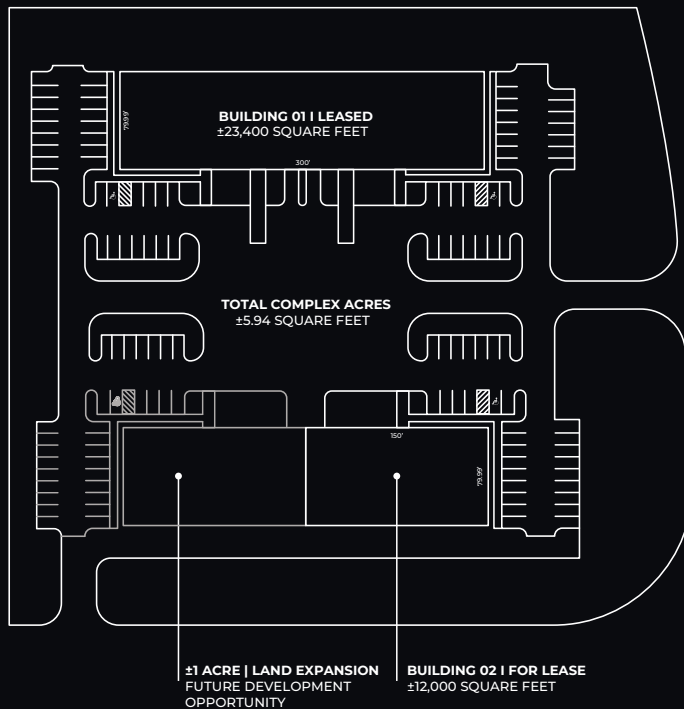
±23,400 SQUARE FEET  
 LEASED | FULLY OCCUPIED  
 NNN LEASE IN PLACE  
 YEAR BUILT | 2018 | ±8,400 SF EXPANDED IN 2025  
 THREE (3) OVERHEAD DOORS | 12' X 12'  
 HEAVY 3 PHASE POWER  
 FULLY AIR-CONDITIONED FACILITY  
 PRISTINE CONDITION



[DOWNLOAD FLOOR PLAN](#)

## BUILDING 02

AVAILABLE | FOR LEASE  
 ±12,000 SQUARE FEET  
 ±1 ACRE ADDITIONAL REAR LAND  
 WAREHOUSE | ±7,500 SF  
 OFFICE | ±4,500 SF (DEMISABLE)  
 TYPE I INDUSTRIAL  
 YEAR BUILT | 2014  
 YEAR RENOVATED | 2026  
 CONSTRUCTION TYPE | STEEL FRAME  
 CEILING HEIGHT | 20'  
 PARKING SPACES | 30 TOTAL  
 DOCK DOOR | ONE | 8'X10'  
 GRADE-LEVEL DOOR | ONE | 12'X12'  
 POWER TYPE | 400 AMP | 208 VOLTS | 3 PHASE  
 LIGHTING | LED



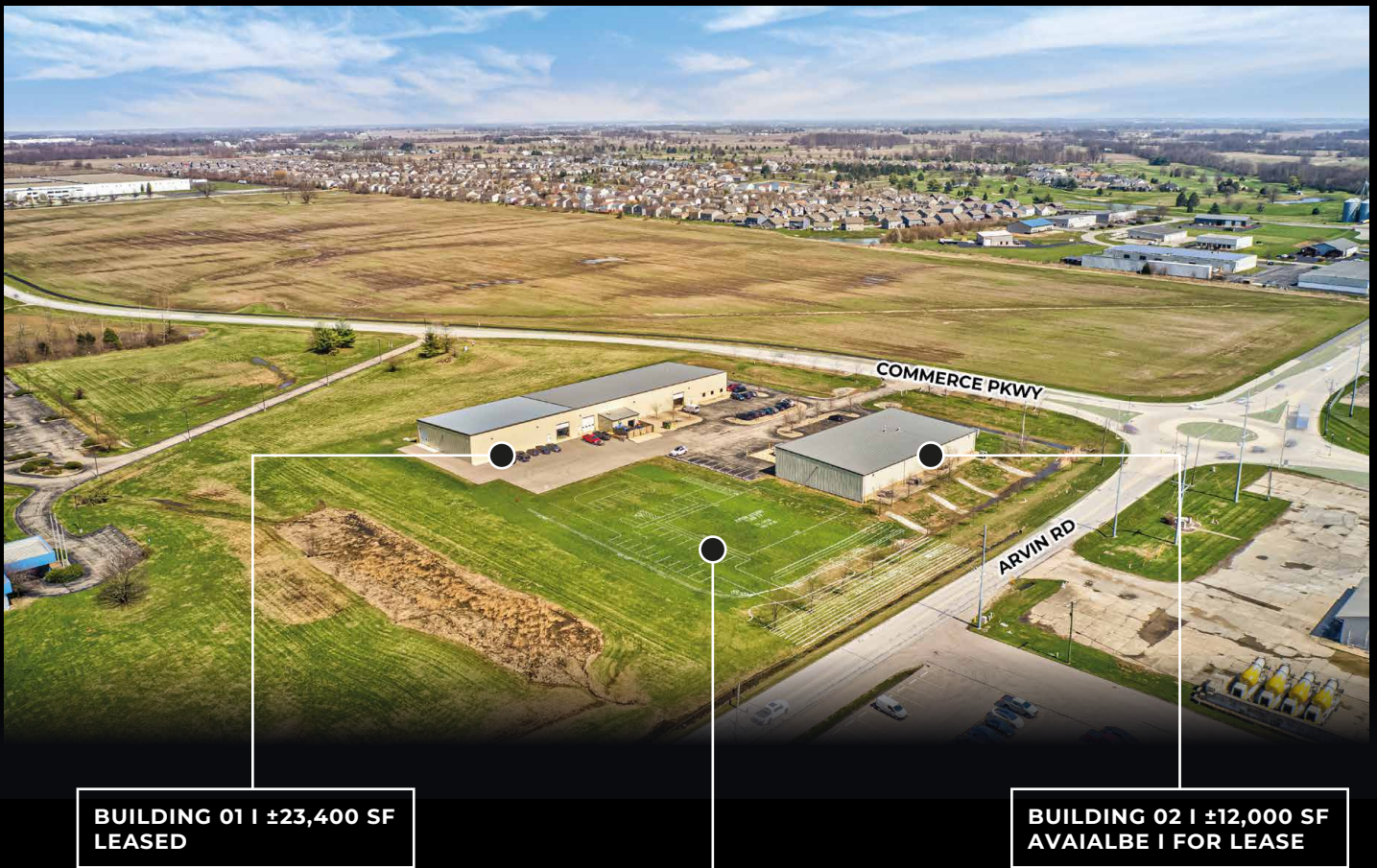
## SITE PLAN

±35,400 SF  
 ±5.94 ACRES









## DEMOGRAPHICS

| POPULATION AND HOUSING                          | 1mi      | 3mi       | 5mi       |
|-------------------------------------------------|----------|-----------|-----------|
| POPULATION 2025                                 | 2,237    | 28,705    | 48,894    |
| POPULATION PROJECTED 2030                       | 2,378    | 29,478    | 51,157    |
| AVERAGE HH INCOME                               | \$86,420 | \$100,651 | \$107,213 |
| TOTAL HOUSEHOLDS 2025                           | 879      | 10,668    | 17,934    |
| HOUSEHOLDS PROJECTED 2030                       | 943      | 11,039    | 18,910    |
| INCOME AND BUSINESS                             | 1mi      | 3mi       | 5mi       |
| TOTAL BUSINESSES                                | 219      | 1,058     | 1,467     |
| SIC CODE: MANUFACTURING                         | 34       | 70        | 93        |
| TOTAL EMPLOYEES                                 | 3,542    | 14,164    | 18,667    |
| TOTAL RESIDENTIAL POPULATION                    | 2,237    | 28,705    | 48,894    |
| EMPLOYEE/RESIDENTIAL POPULATION RATIO (PER 100) | 158      | 49        | 38        |

## THE MARKET



INTERSTATE ACCESS



TRAFFIC COUNTS

INTERSTATE 65 | 52,843 VPD



## LOCATION

### STRATEGIC SOUTH SUBMARKET WITH CONTINUED INDUSTRIAL MOMENTUM

LOCATED JUST SOUTH OF INDIANAPOLIS IN JOHNSON COUNTY, FRANKLIN, INDIANA HAS EMERGED AS A HIGHLY ATTRACTIVE MARKET FOR INDUSTRIAL USERS SEEKING ACCESSIBILITY, AFFORDABILITY, AND LONG-TERM GROWTH POTENTIAL. POSITIONED WITHIN ONE OF CENTRAL INDIANA'S FASTEST-GROWING COUNTIES, THE AREA BENEFITS FROM STRONG REGIONAL CONNECTIVITY, A PRO-BUSINESS ENVIRONMENT, AND SUSTAINED ECONOMIC EXPANSION.

THE MARKET IS ANCHORED BY A DIVERSE ECONOMIC BASE, WITH MANUFACTURING REMAINING A KEY DRIVER ALONGSIDE HEALTHCARE, RETAIL, AND DISTRIBUTION INDUSTRIES. MAJOR GLOBAL EMPLOYERS, INCLUDING TOYOTA, MITSUBISHI, NSK, AND KYB HAVE ESTABLISHED OPERATIONS IN THE AREA, REINFORCING FRANKLIN'S POSITION AS A PROVEN INDUSTRIAL LOCATION.

[VIEW PROPERTY](#)[DOWNLOAD FLYER](#)[DOWNLOAD SITE PLAN](#)

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# BRIGHTPOINT

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