

FOR SALE

Manufacturing building with expansion land

1450 COMMERCE PARKWAY

FRANKLIN, IN 46131



1450 COMMERCE PARKWAY

FRANKLIN, IN 46131



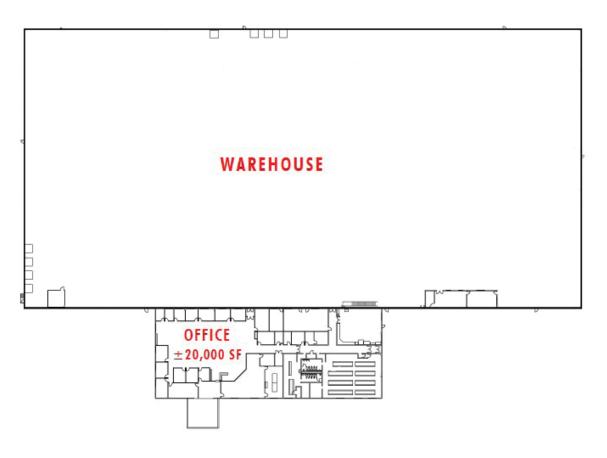
Building Size	178,060 SF (±158,000 SF warehouse, ±20,000 SF office)
Lot Size	32.6 acres
Year Built	1994
Clear Height	20' - 25' clear height (20' under cranes)
Column Spacing	40' east/west; north/south varies from 40' - 52'
Loading	(8) Docks & (2) Drive-in doors / Each with manual levelers & dock locks
Electrical	8,000 AMPS, consists of (2) 4,000 AMP, 277/480-volt, three phase, four-wire service
Auto Parking	170 Surface parking spaces (0.95/1,000 SF)
Structure	Steel framed metal panel
Roof	Standing seam metal
Lighting	T5 & T12 lighting
Cranes	Crane span #1: -60'L with (1) 5-ton crane & (1) 10-ton crane Crane span #2: -200'L with (2) 5-ton cranes Crane span #3: -500'L with (3) 5-ton cranes
Zoning	IG - General Industrial



Fritz A. Kauffman, SIOR
Executive Director
+1 317 639 0486
fritz.kauffman@cushwake.com

Kevin W. Archer
Senior Director
+1 317 218 7217
kevin.archer@cushwake.com

FLOOR PLAN







FOR SALE

1450 COMMERCE PARKWAY

FRANKLIN, IN 46131





©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHORAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.