

15 ACRES OF EXPANSION



FOR SALE | LEASE

Manufacturing building with expansion land

1450 COMMERCE PARKWAY

FRANKLIN, IN 46131



**CUSHMAN &
WAKEFIELD**

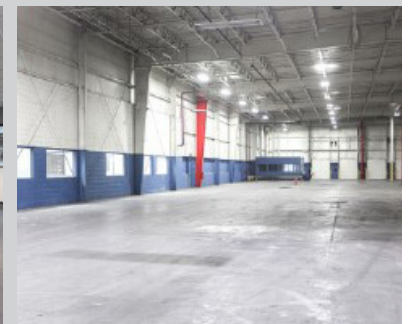
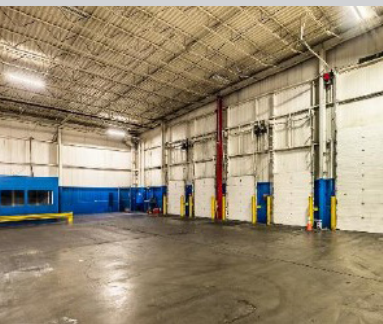
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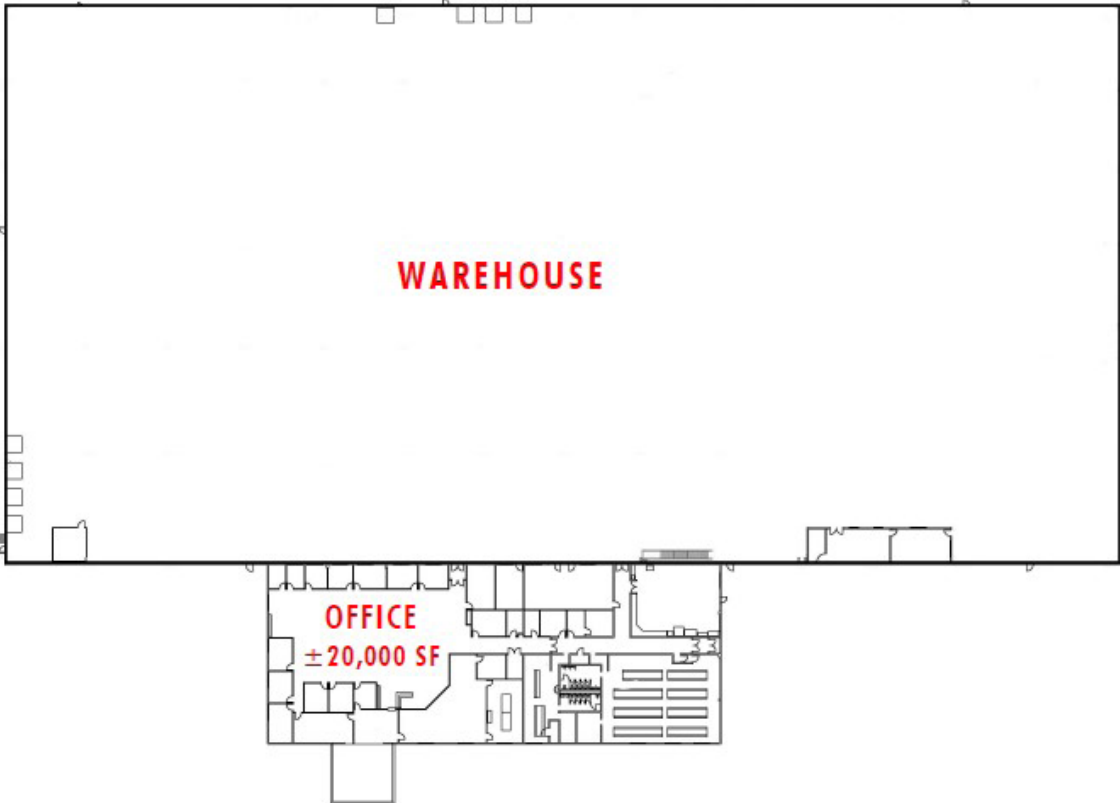
Building Size	178,060 SF (±158,000 SF warehouse, ±20,000 SF office)
Lot Size	32.6 acres
Year Built	1994
Clear Height	20' - 25' clear height (20' under cranes)
Column Spacing	40' east/west; north/south varies from 40' - 52'
Loading	(8) docks & (2) drive-in doors / each with manual levelers & dock locks
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



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FLOOR PLAN



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