

South Kentucky

INDUSTRIAL DEVELOPMENT ASSOCIATION

1.800.326.7584



SERVING 22 SOUTHERN KENTUCKY COUNTIES

Available Property



Documents/Photos

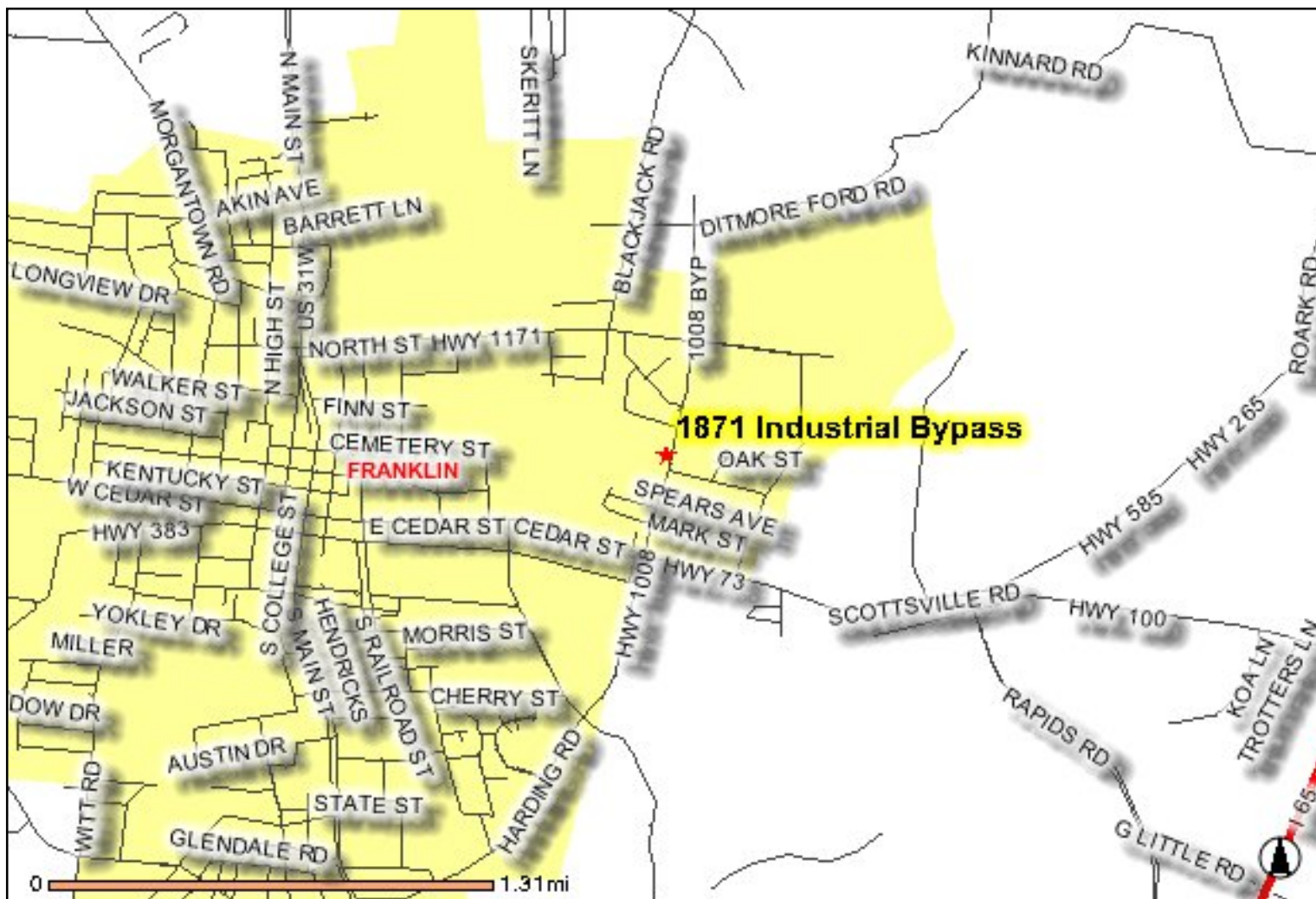
[Novatec 2](#)

Street Address	1871 Industrial Bypass
City	FRANKLIN
Type of space	industrial
Available	yes

Site/Building Name	Novitec Building
Minimum Available	14,800 SqFt
Maximum Available	14,800 SqFt
Divisible	no
For Sale	yes
For Lease	yes
Total Sq. Ft.	14,800
Site Acreage	3.1
Sale Price	\$495,000.
Lease Type	NNN
Lease Rate	\$4.00 sq. ft./yr
Building Information	
Total Building Square Feet	14,800
Available Building Square Feet	14,800
Number of Stories	1
Office Space	4,800
Number of Parking Spaces	20
Ownership	private
Year Building Built	1994 / 1998
Multi-tenant	No
Previous Major Tenants:	Precision Machine Shop
Building Construction Material	Metal
Concrete Floor Thickness	6"
Reinforced Concrete Floor	yes
Ceiling Height Minimum	10
Ceiling Height Maximum	16'
Number of Dock High Doors with Levelers	3
Number of Drive in Doors	2
Building Dimensions	80 X 125, 80 X 60
Column Spacing	50' X 25'
Infrastructure Information	
Zoning	I-2 Heavy Industrial
Telecommunications	

Internet Connection	DSL
Telecommunications	BellSouth
Distance to Major Interstate	5 Miles to I-65
Distance to Major Highway	Adjacent to Hwy 1008
Distance to Major Commercial Airport	40 Miles to Nashville International
Distance to Port	40 to Nashville Riverport
Rail Access	no
Utilities	
Electric Service	yes
Electric Service Provider	Franklin Electric Plant Board
KVA	150
AMP	416
Voltage	120/208
Phase	three
Natural Gas Service	yes
Natural Gas Service Provider	Atmos Energy
Natural Gas Line Size	4"
Sewer Service	yes
Sewer Service Provider	Franklin Sewer Dept
Sewer Line Size	8"
Water Service	yes
Water Service Provider	Franklin Water Dept.
Water Line Size	6"
Additional Information	
Epoxy coated floors. Docks equipped with spring loaded levelers, bumpers, sealers, and lighting. Security system in place.	
Broker/Contact Information	
Company:	SKIDA
Contact Name:	Sherman Chaudoin
Address:	P O Box 110
City:	Princeton
State:	KY
Zip Code:	42445

Phone:	800-326-7584
Cell Phone:	270-498-3456
Fax:	270-365-1432
Email:	
sfchaudoin@skida.org	
Webpage:	
www.skida.org	
Location Information	
City:	FRANKLIN
County:	SIMPSON
Zip Code:	42134
RIDA:	SKIDA
State:	KY



- Legend**
-  Highways
 -  streets
 -  Cities