

For Sale Or Lease

NEW!

32,000 Sq. Ft. Industrial Spec Building



Property Location:

Raines Drive

Sanders Interstate Industrial Park

Franklin, Kentucky 42134

Built by:

Kenneth Simpson Construction Company

Amenities

- * **Zoned I-2 Heavy Industry**
- * **11 Acre Tract**
- * **2 Truck Docks**
- * **At I-65 Interchange**
- * **Steel Building**
- * **6" Reinforced Concrete Floor**
- * **2,000 Sq. Ft. Office Space**
- * **Fiber Available**

For More Information:

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Franklin-Simpson Industrial Authority
109 South Main Street, P.O. Box 876, Franklin, Kentucky 42135



FRANKLIN-SIMPSON
**INDUSTRIAL
AUTHORITY**

Property Specifications



Within City Limits

Zoning:

I-2 Heavy Industry

Primary Use:

Manufacturing/Warehouse

Construction Type:

Steel Building on 6" Concrete Slab

Basic Floor Dimension:

200' X 150'

Section:

Production Area:

30,000 Sq. Ft.

Office:

2,000 Sq. Ft.

Ceiling Height:

At Eave: 28 Ft.

At Center: 36 Ft.

Truck Docks/Doors:

Drive-In Truck Doors: 1

Outside Truck Docks: 2

Column Spacing:

50' X 40'

Electric Service:

Warren RECC/TVA

3 Phase available

Natural Gas Service:

Atmos Energy Corporation

Line Size: 6"

Fiber Providers

AT&T

City of Franklin

Water Service

Simpson County Water District

Line Size: 16"

Sewer Service

Franklin Wastewater Department

Line Size: 10"

Highway Access

Adjacent to Interstate 65

Airport Access

Nashville International Airport

40 Miles South

Sale Price:

\$1,250,000

Lease Price:

\$3.95 per Square Foot per Year

(3 year lease)

Tenant Pays Insurance, Taxes &
Maintenance