



### Available Building Data Sheet

**Walker Bldg.**  
Total Square Feet: 21,500  
Site Acres: 2.8



Cabinet for Economic Development

Community Information

Building Photos

Last Revised:

#### GENERAL INFORMATION:

**Walker Bldg.**

**487 Harding Road**

**Franklin, KY 42134**

WITHIN CITY LIMITS:

ZONING: I-2

ENTERPRISE ZONE:

PROTECTIVE COVENANTS:

PRIMARY USE: Manufacturing

FORMER USE: Manufacturing

MULTI-TENANT:

MULTI-STORY:

YEAR BUILT: 1976

ADD./REN.: 1982

BUILDING ID#: 213-010

TYPE CONSTRUCTION: Metal-insulated

TRACT ACRES: 2.8

ADDITIONAL ACRES: 3.3

**Bldg. Sections**

**Sq. Ft.**

**Air Cond.**

Manufacturing 21,000 ~~23,000~~

No

Office 1,000

Yes

#### PLANT SPECIFIC:

**Ceiling Height:**

Minimum: 16.0

At Eaves: 16.0

Maximum: 24.0

At Center: 24.0

**Bay Size**

Clear

**Truck Docks:**

Inside Trucks Docks: 0

Outside Trucks Docks: 3

Drive-in Doors: 1

**Floor Type:**

Concrete

Thickness: 6"

Reinforced:

Floor Dimensions: 150' X 142'

Sprinklered:

Wet:  Dry:

**Cranes Available:** 0

#### TRANSPORTATION:

**Nearest Interstate/ Parkway (Miles):**

I-65 -- 4 miles

**Nearest Airports:**

**Commercial/Int'l:** Nashville International Airport  
Nashville, TN (40.0 miles from building)

**Local:** Warren County Regional Airport  
Bowling Green, KY (20.0 miles from building)

**Rail Service:**

Rail Served:

Rail Possible:

Not rail served

#### UTILITIES:

**Water:** Click for capacity

Franklin Water Department

Line size(s):

6-inch line at building

**Sewer:** Click for capacity

Septic tank

Line size(s):

**Electricity:**

Franklin Electric Plant Board

3-Phase Available:

**Natural Gas:**

Atmos Energy Corporation

Line size(s):

2-inch line at building

#### OWNERSHIP:

Owner: Ms. Walker

Owner Representative: AGRI Realty

Alternative Fuels:

#### PRICES:

Sale: **\$295,000.00**

Lease: \$2.13 p.s.f./yr. (3 year lease); Triple Net

#### REMARKS:

50 parking spaces

All information regarding property is from sources deemed reliable, but no warranty or representation is made by the Commonwealth of Kentucky or any of its agencies as to its accuracy. It is subject to errors, omissions, change of price, prior sale, lease, or withdrawal without our knowledge. Further, no warranty or representation is made as to the environmental suitability or condition of the property.

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