



## LOCATION HIGHLIGHTS

- Within City Limits  
*1 mile from interstate 65*
- Privately owned
- Commercial & Internation Airport & Public Riverport  
*Nashville, Tn. 45 mile away*
- Rail service not available at this site

## BUILDING FEATURES

- Zoned I-2 Heavy Industry
- Standing seam roof
- 4 foot roof and wall insulation
- Split face block on 2 walls
- Wet sprinkler system
- Lease tenant pays taxes, insurance, maintenance
- 3 phase dual sync electric Warren RECC

<b>BUILDING ADDRESS</b>	Garvin Lane - Henderson Industrial Park Franklin, Kentucky 42124
<b>AVAILABLE SQUARE FEET</b>	Total sqft: 105,000 sq.ft. - 103,000 sq.ft. (manufacturing) 5,000 sq.ft. office (log/trail) - 30' over minimum at eave, 36' maximum at center clear height
<b>SITE AND BUILDING SIZE</b>	13 acre tract Main Structure: 250 x 400 ft
<b>COLUMN SPACING</b>	50' over width by 62.5' over length column spacing
<b>MIN/MAX CEILING HEIGHT</b>	30' over minimum at eave, 30' maximum at center clear height
<b>DOCK DOORS</b>	8 dock high doors, 7 drive in doors
<b>FLOORS</b>	Concrete 6" reinforced
<b>ZONING</b>	I-2 Heavy Industry
<b>YEAR BUILT</b>	Available November 2022

- Gas line adjacent to property  
*Atmos Energy*
- Fiber Franklin EPB Fiber & AT&T
- Water line adjacent to property  
*Simpson County Water District*
- Sewer line adjacent to property  
*City of Franklin*

## FOR MORE INFORMATION:

**Franklin-Simpson Industrial Authority**  
**Dennis Griffin, Executive Director**  
 Phone: 270-586-4477  
 Fax: 270-586-3685  
 E-Mail: [fsindustry@bellsouth.net](mailto:fsindustry@bellsouth.net) • Web site: [www.fs-industry.com](http://www.fs-industry.com)  
 109 South Main Street, P.O. Box 876, Franklin, Kentucky 42135



INDUSTRIAL AUTHORITY

# AVAILABLE

SALE OR LEASE