

# TOYO PLANT

## INDUSTRIAL PROPERTY FOR SALE

521 Page Drive  
Franklin, KY 42134



±277,000 TOTAL SF | \$15,250,000

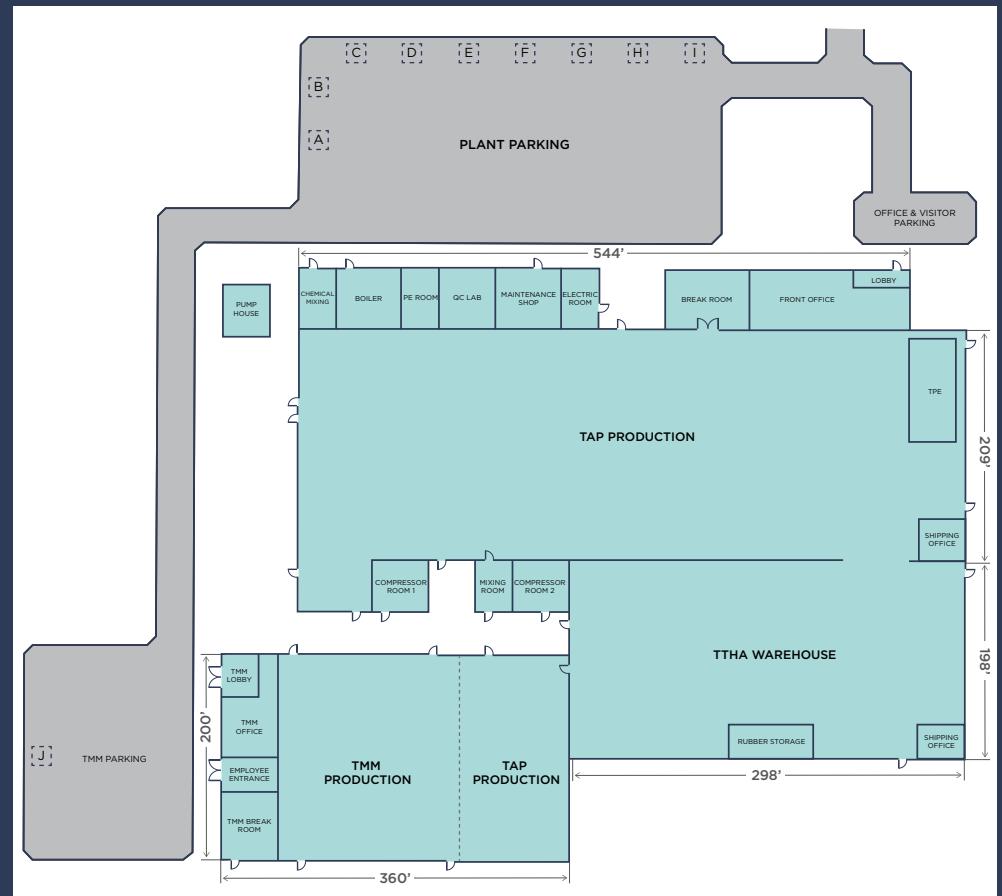
# PROPERTY DETAILS

<b>Address</b>	521 Page Drive, Franklin, KY 42134
<b>Current Zoning</b>	I-2; Heavy Industrial District; Adjacent Land Zoning - Agriculture
<b>Date of Construction</b>	Constructed 2003 - Gray Construction (Lexington, KY) 1st Addition - 2014 (warehouse) 2nd Addition - 2017 (TMM Room)
<b>Building Area</b>	±277,000 SF
<b>Office Area (Estimated)</b>	±32,000 SF
<b>Acreage</b>	±22.72 Acres (under building) ±17.39 Acres (adjacent parcel)
<b>Building Dimensions</b>	
Tap Production:	209' x 544'
Warehouse / Shipping:	198' x 298'
TMM Production:	200' x 360'
<b>Estimated Column Bay Spacing</b>	
Tap Production:	50' x 67'
Warehouse / Shipping:	48' x 48'
TMM Production:	32'10" x 65'8"
<b>Automobile Parking</b>	264 Auto Parking Spaces
<b>Truck/Trailer Parking</b>	Ample on Site
<b>Building Floor Slab</b>	Tap Production 12" Reinforced Concrete
<b>Construction Type</b>	Steel & Masonry
<b>Estimated Clear Height</b>	
Tap Production:	27'
Warehouse / Shipping:	22'9"
TMM Production:	22'
<b>Roof</b>	TPO
<b>Dock Doors</b>	6 - 9' x 10' Dock-high Doors 1 - 9' x 9' Dock-high Door
<b>Drive-In Ramp Doors</b>	1 - 14' x 16' Drive-in Ramp 1 - 10' x 12' Rollup Door 1 - 12' x 14' Rollup Door 1 - 10' x 10' Rollup Door 1 - 8' x 8' Rollup Door 1 - 14' x 14' Rollup Door 1 - 20' x 18' Rollup Door 1 - 13' x 18' Rollup Door 1 - 16' x 16' Rollup Door
<b>Warehouse Heating</b>	Gas-fired Unit Heaters
<b>Fire Protection System</b>	Wet Sprinkler System
<b>Electrical</b>	10,000 Amps (3-phase)
<b>Lighting</b>	LED (with Motion Sensors)

## Other

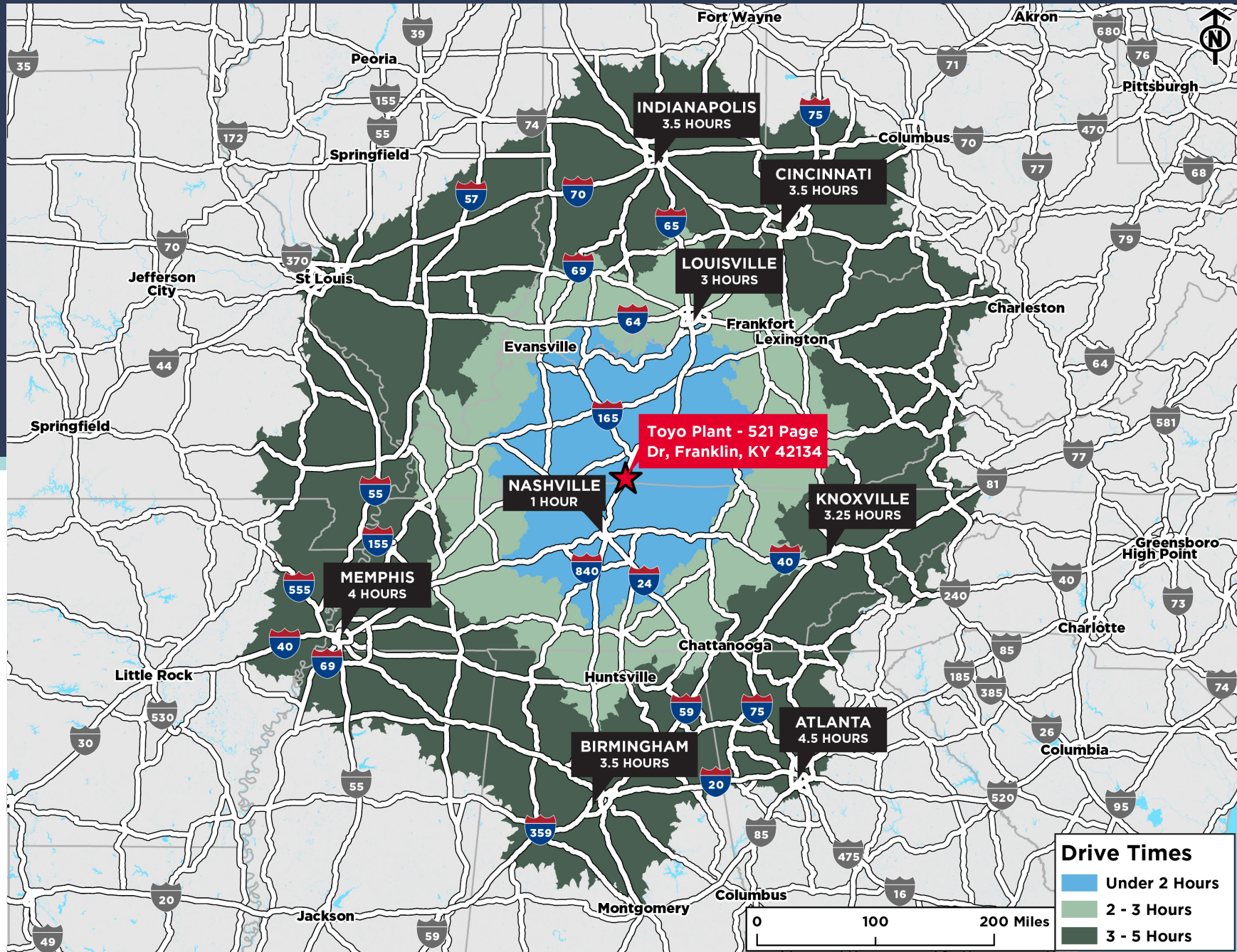
Boiler Room  
Water Purification System in Place  
Maintenance Shop with Mezzanine  
Quality Control Testing Lab  
Engineering Lab  
Chemical Room (Explosion Rated)  
2 - Compressor Rooms  
RTO (Regenerative Thermal Oxidizer)  
1 - 3-ton Crane (TMM Production Area)

## SITE PLAN





# DRIVE TIME MAP







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**FOR MORE INFORMATION, PLEASE CONTACT**

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