

INDUSTRIAL PROPERTY FOR LEASE

81 PAGE DRIVE

Franklin, KY 42134



PROPERTY DESCRIPTION

Up to 250,000 SF distribution facility situated on 34 acres. 1/4 mile to the I-65 interchange and 6 miles to the Kentucky/Tennessee state line. The property will be delivered vacant. The front office area consists of approximately 3,500 SF. (3) shipping pods consisting of 2 offices/ 2 bathrooms which allows for easy subdivide.

PROPERTY HIGHLIGHTS

- Subdividable with Lease Opportunities ranging from 83,333 SF to 250,000 SF
- 38 Dock Doors and 2 Drive-in Doors
- 24' Eave Heights / 28' Center
- Fenced with Gated Access
- 800 Amp 277/480 Volt 3 Phase Electric
- 15 Miles to Bowling Green, KY 40 Miles to Nashville, TN
- Ink to Interior Video - <https://youtu.be/GJlix9OVaPM>

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	83,333 - 250,000 SF
Lot Size:	34.23 Acres
Building Size:	250,000 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	53	4,951	14,531
Total Population	112	11,789	36,275
Average HH Income	\$65,867	\$53,390	\$58,980

Alex Nottmeier

Broker

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Neal Turner Realty
Commercial and Industrial Brokerage

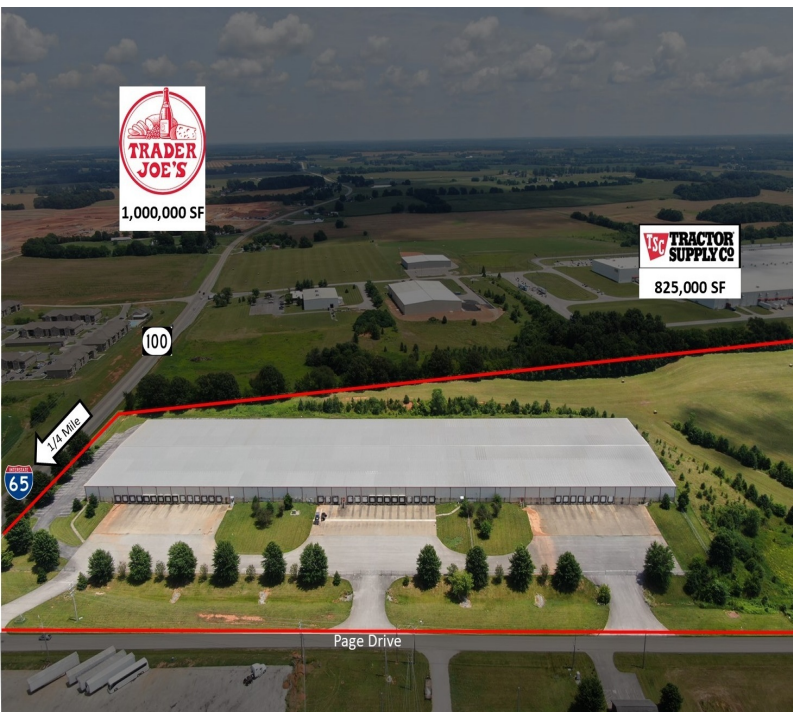
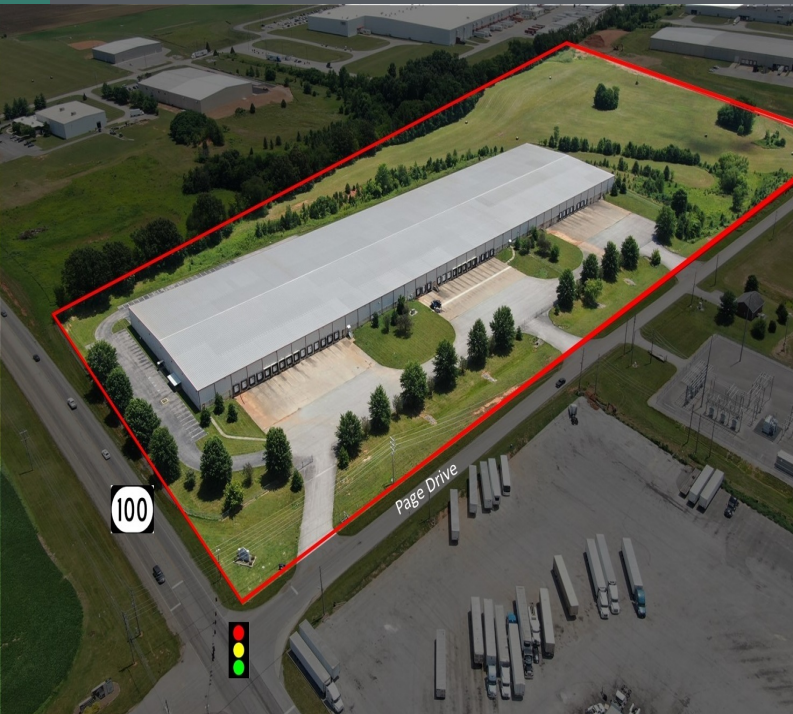
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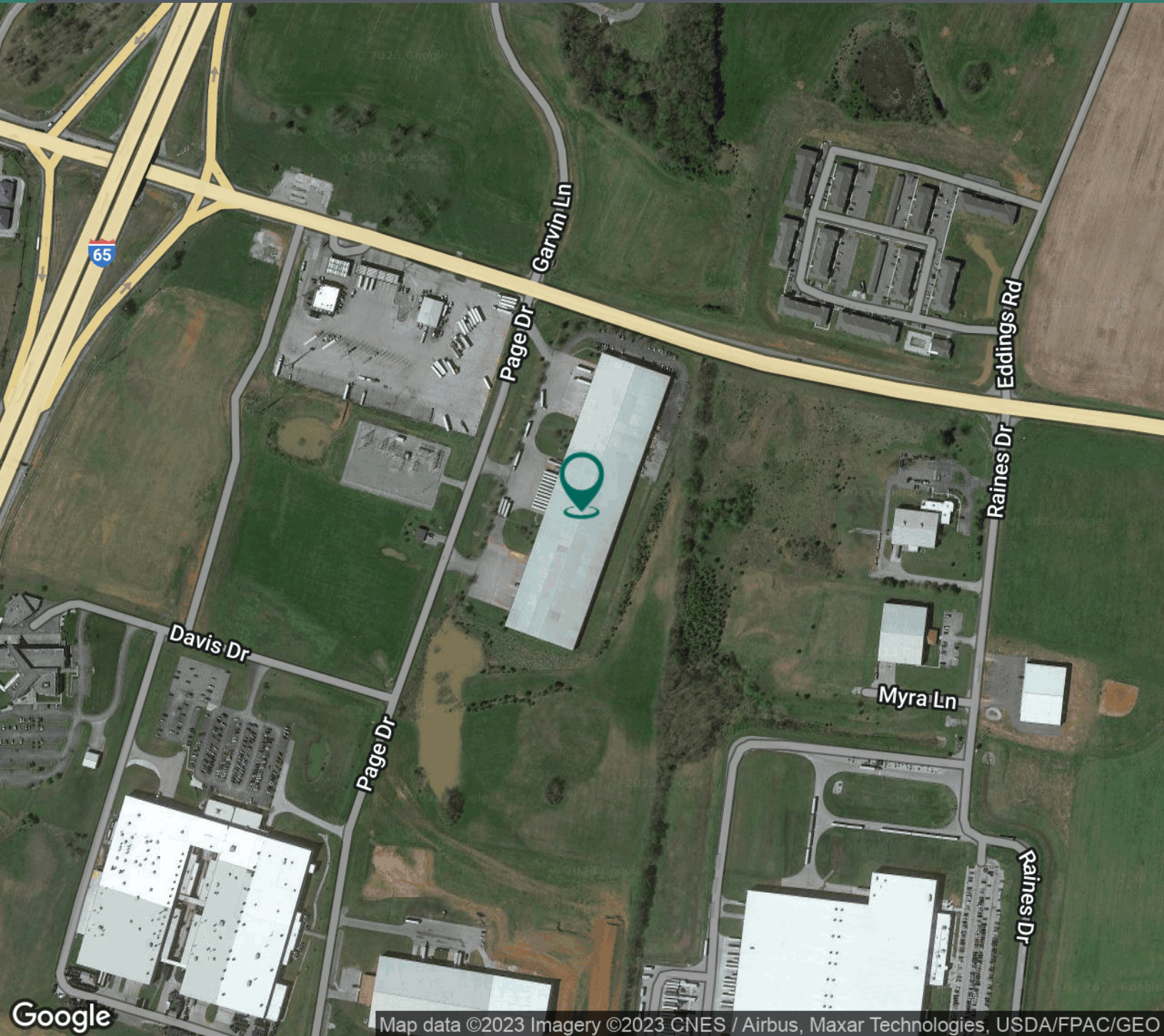
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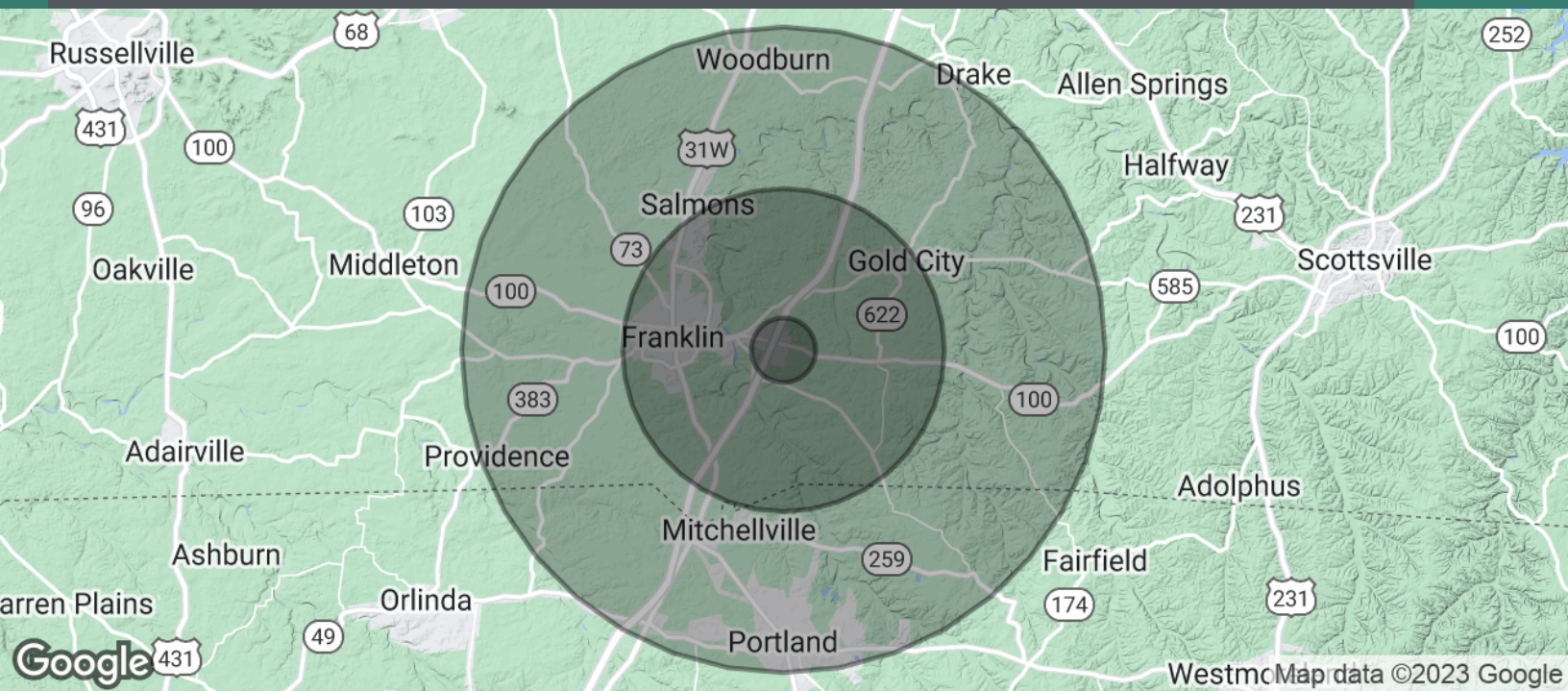
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	112	11,789	36,275
Average Age	52.0	39.5	37.6
Average Age (Male)	55.2	36.1	35.8
Average Age (Female)	48.3	40.0	38.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	53	4,951	14,531
# of Persons per HH	2.1	2.4	2.5
Average HH Income	\$65,867	\$53,390	\$58,980
Average House Value	\$178,031	\$138,123	\$158,253

* Demographic data derived from 2020 ACS - US Census

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