



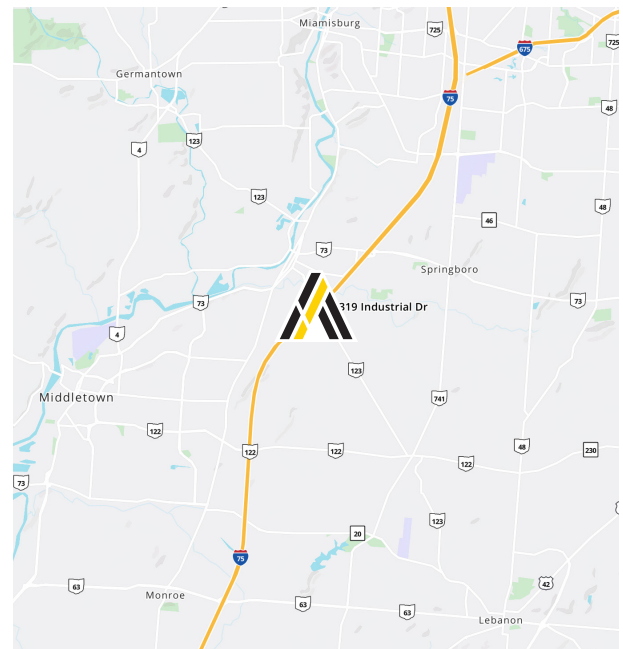
319 Industrial Drive

Franklin, Ohio 45005

LEASE RATE:
\$8.95 PSF NNN

Property Highlights

- **11,500± SF Industrial Facility:** Functional combination of 3,800± SF of office and 7,700± SF of warehouse space, well suited for a variety of industrial, distribution, and service users.
- **Functional Warehouse Space:** Heated warehouse provides a comfortable year-round working environment with flexible space for storage, production, or distribution operations.
- **Excellent Loading & Access:** Features two 16' overhead doors plus one dock door with leveler and dock seal, providing efficient shipping, receiving, and equipment access.
- **Strategic I-75 Corridor Location:** Located less than 1 mile from I-75, approximately 19 miles from Dayton and 40 miles from Cincinnati, providing excellent regional connectivity.



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Building Specifications

Location:	319 Industrial Drive Franklin, Ohio 45005	Power:	400 AMP
Total SF:	11,500± SF	HVAC:	Air conditioned office, Heated warehouse (Barn not heated)
Office SF:	3,800± SF	Construction:	Pre-Engineered Metal, Wood
Warehouse SF:	7,700± SF (Includes 2,000± SF Barn)	Zoning:	I-2 - Heavy Industrial
Total Acreage:	1.5± Acres	City:	Franklin
Dock:	1 Dock Door with Leveler and Seal	County:	Warren County
OH Doors:	2 - 16' OH Doors	Additional:	Concrete mezzanine not included in square footage.

Photo



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Photos



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Aerial



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