

FRANKLIN BUSINESS PARK

150,000 SF TO 961,250 SF
BUILD TO SUIT | FOR SALE OR LEASE

DATA CENTER DEVELOPMENT

COMMERCE PARKWAY | FRANKLIN, IN | INDIANAPOLIS MSA



TOTAL POTENTIAL
966,250 S.F. ON 100 AC

CUSTOMIZABLE
ARCHITECTURE

LEE WILBURN
Principal & Partner
(502) 939-7909
lwilburn@crossdockdevelopment.com

SCOTT MOSER
Principal & Partner
(502) 716-0659
smoser@crossdockdevelopment.com

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CENTRAL LOCATION | RIGHT TO WORK | FEDEX HUB



CROSSDOCK
DEVELOPMENT

THE CROSSROADS OF AMERICA

\$650 BILLION
IN GOODS
MOVES THROUGH INDIANA ANNUALLY

2ND
LARGEST
FedEx
AIR HUB
WORLDWIDE

FIRST
IN PASS-THROUGH
HIGHWAYS

FIRST IN
TRUCK TRAILER
PRODUCTION

4TH
IN
FREIGHT
RAILROADS

6TH
LARGEST
CARGO
AIRPORT
NATIONWIDE

Indianapolis Airport #1
rated in customer satisfaction
- J.D. Power

\$11 BILLION
INVESTED
IN INFRASTRUCTURE
CONSTRUCTION AND
PRESERVATION BY 2015

\$1 BILLION
ALLOCATED
IN INFRASTRUCTURE
THROUGH 2024



INDIANA
is WITHIN
A ONE-DAY DRIVE of
80% of the
U.S. POPULATION

Source: Indiana Chamber of Commerce (5/2012)

1ST
IN
PASS-THROUGH
HIGHWAYS

FIRST
IN SHORTEST DISTANCE
TO MEDIAN CENTER OF
U.S. POPULATION

4.9%
CORPORATE
TAX RATE

1ST
IN RAIL TONS OF
PRIMARY METALS

**RIGHT
TO
WORK
STATE**



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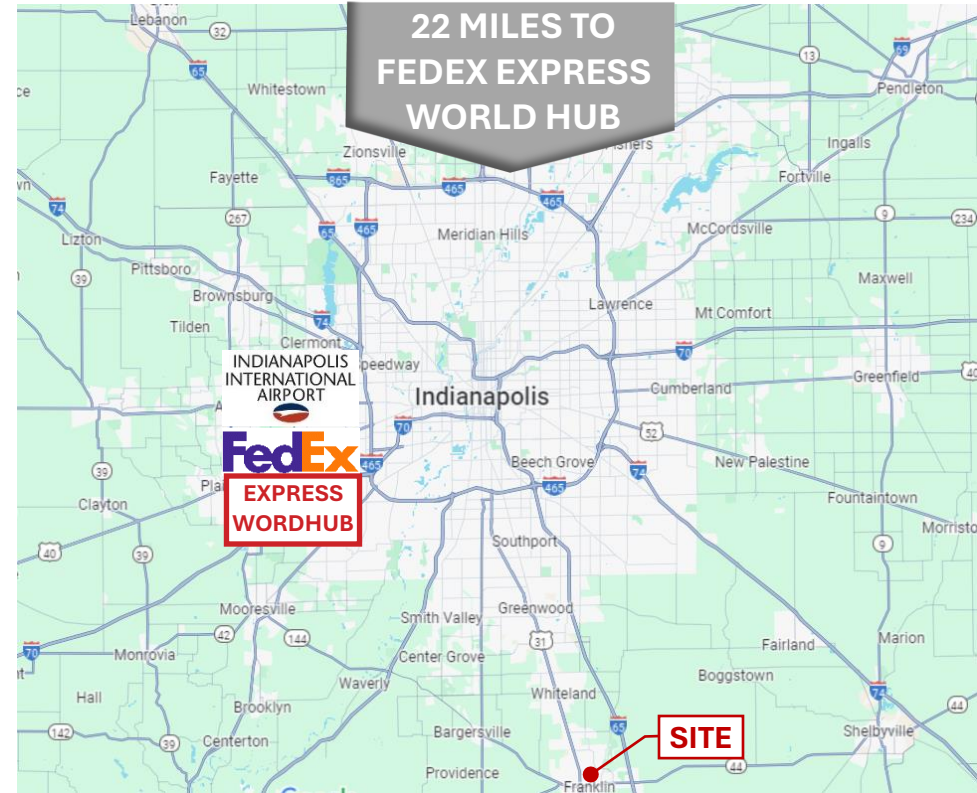
DATA CENTER DEVELOPMENT

COMMERCE PARKWAY | FRANKLIN, IN | INDIANAPOLIS MSA

INDIANAPOLIS HUB OF INTERSTATES



2ND LARGEST FEDEX AIR HUB WORLDWIDE



FRANKLIN BUSINESS PARK

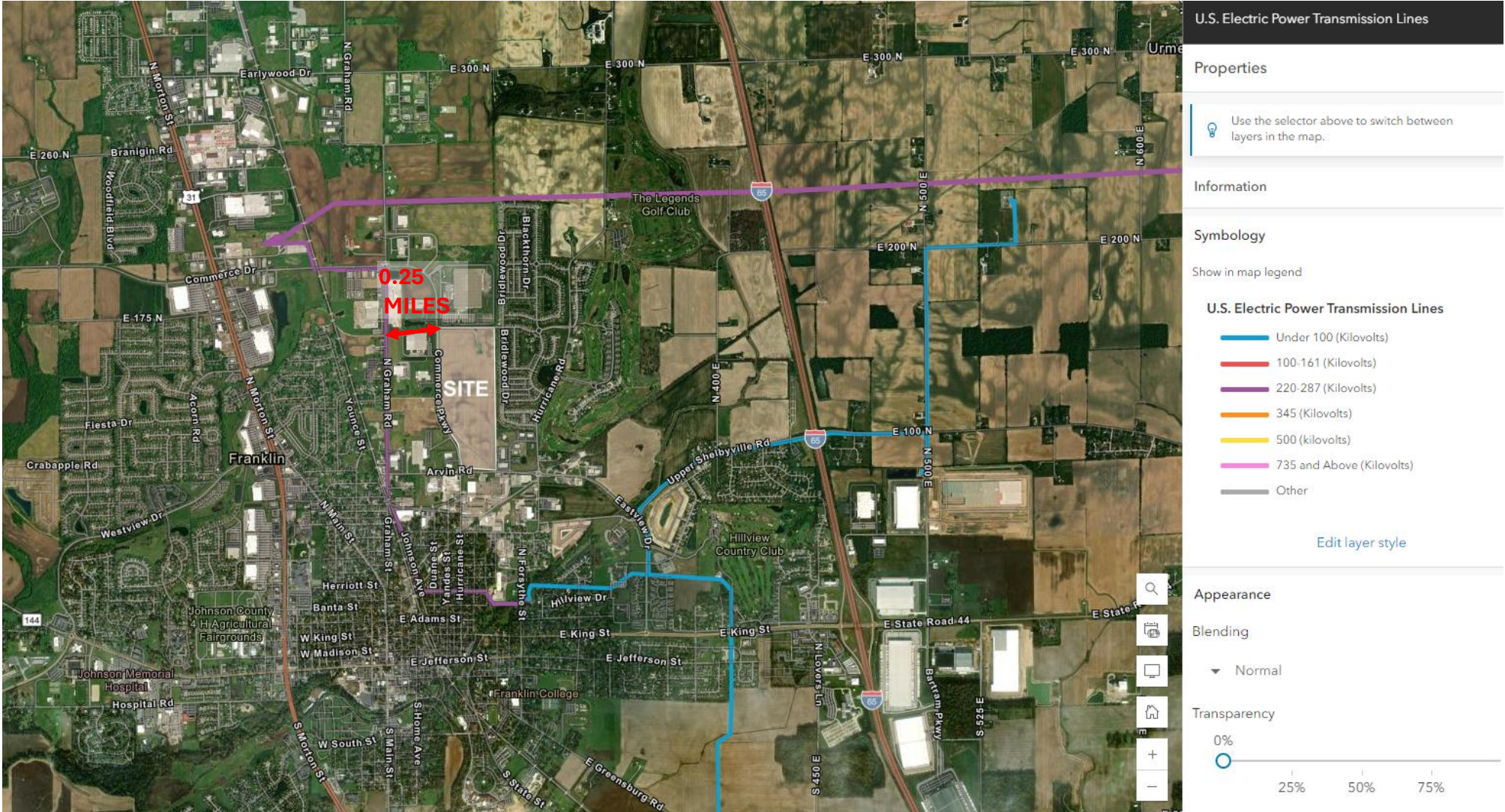
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DUKE ENERGY ~ 40 MW AVAILABLE TODAY ~ 250 MW POTENTIAL ~ 230 kV TRANSMISSION 0.25 MILES FROM THE PROPERTY



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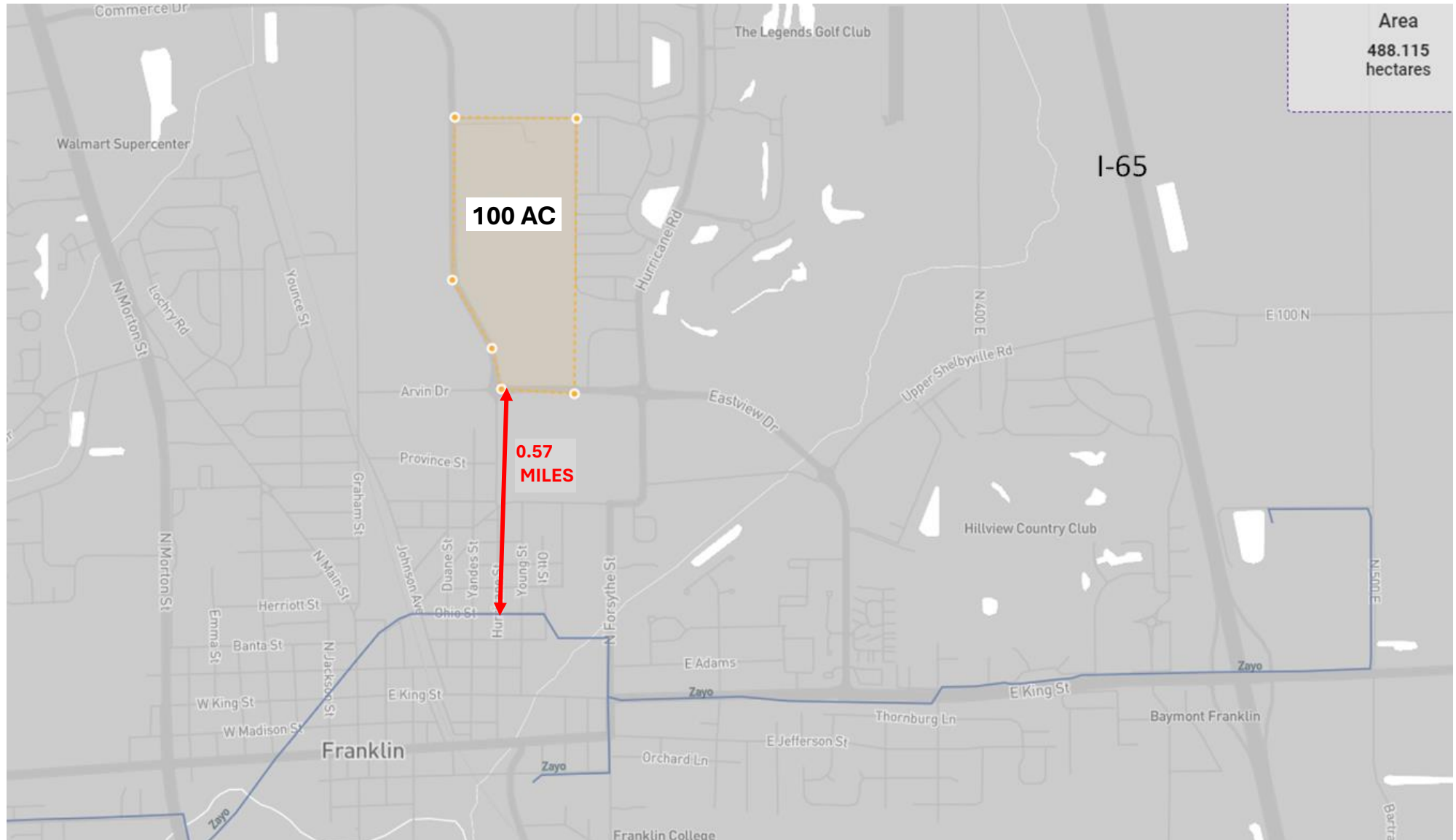
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ZAYO LONG HAUL DATA LINE ~ 0.57 MILES FROM PROPERTY



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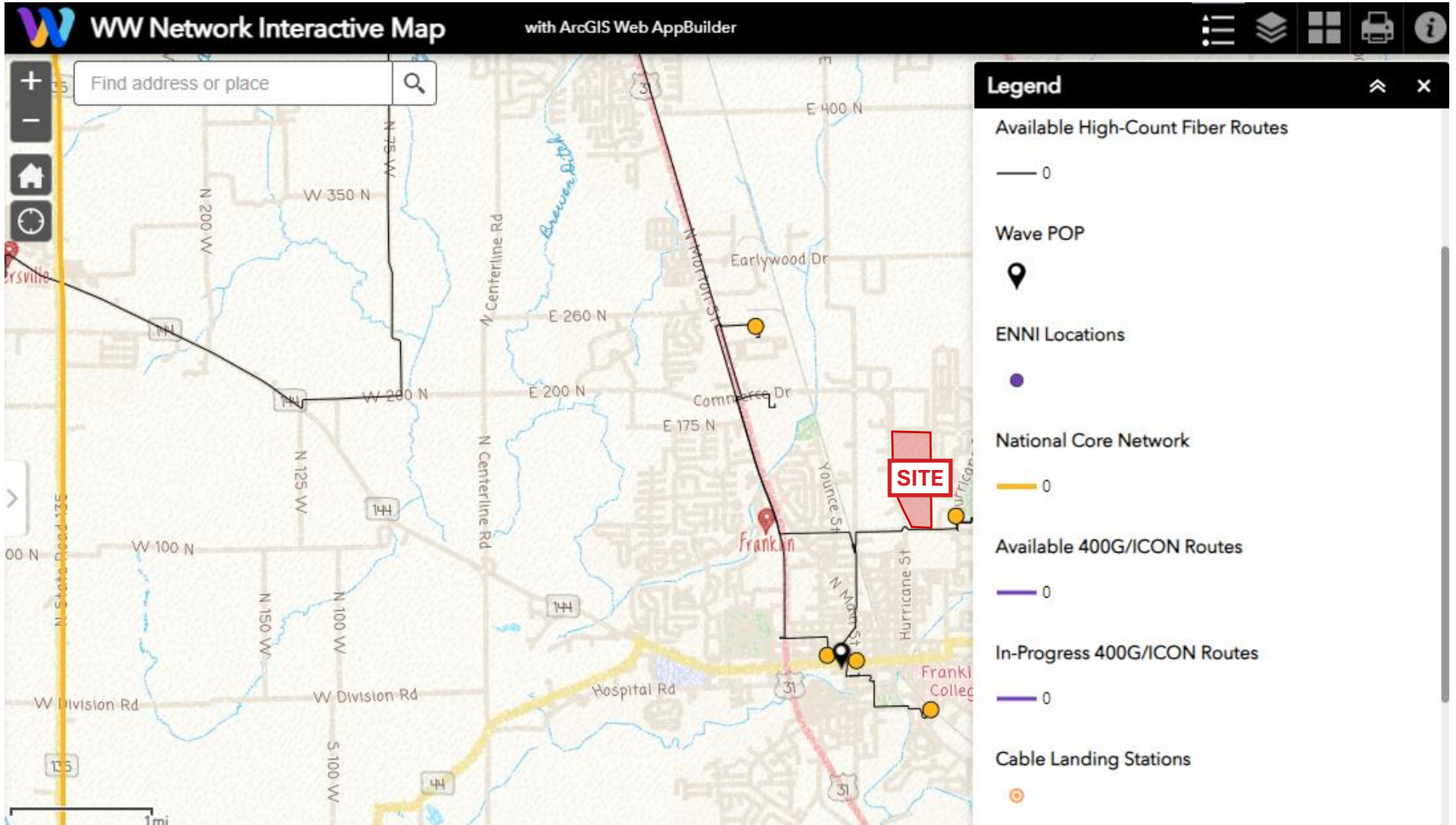
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WINDSTREAM REGIONAL FIBER LINE ADJACENT TO THE PROPERTY



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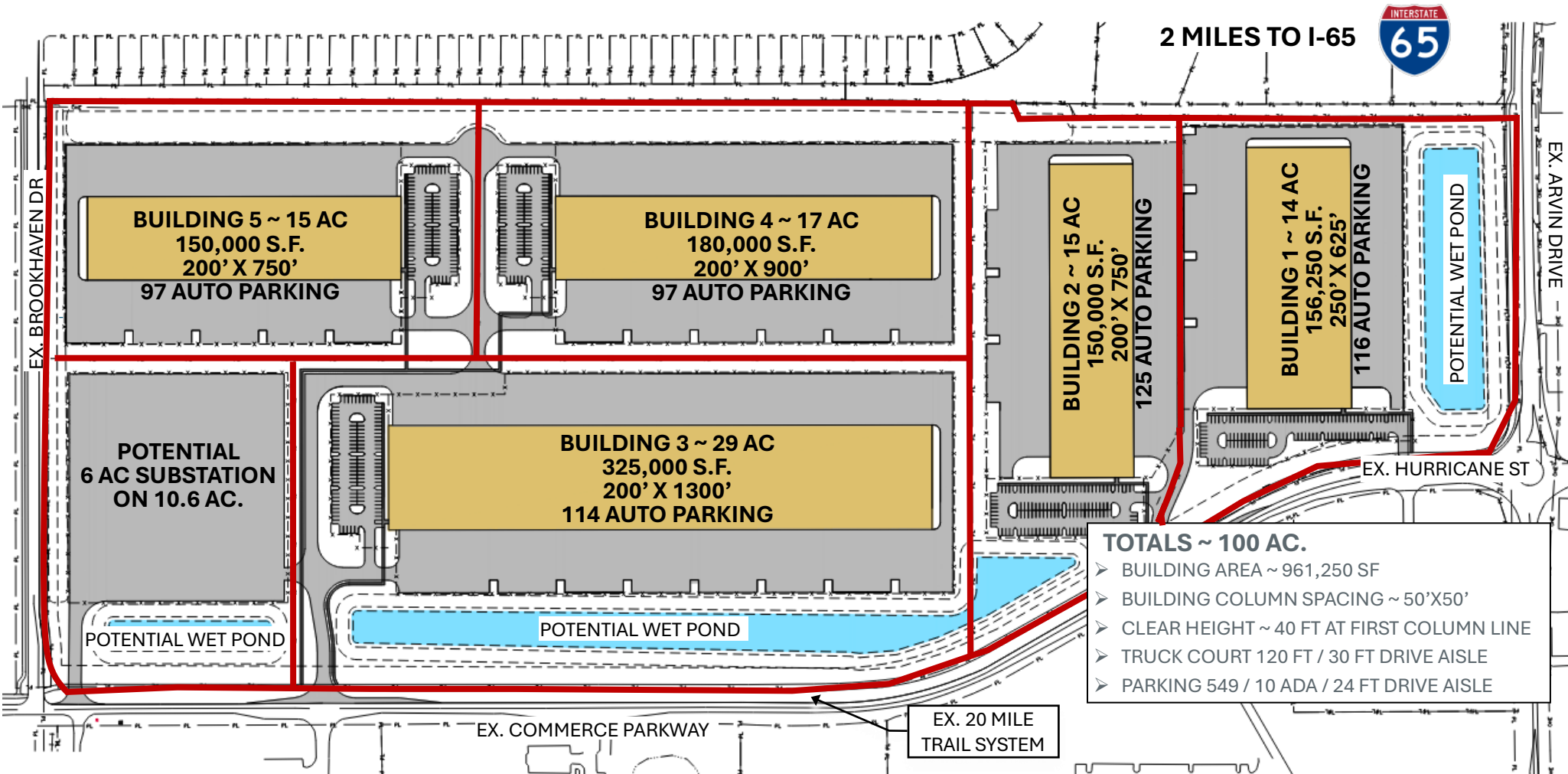


OVERALL SITE PLAN | POTENTIAL INCENTIVES | UTILITIES

POTENTIAL INCENTIVES

- Development Revenue Bonds
- Tax Increment Financing (TIF)
- Lease Purchase Agreements
- Tax Abatements

UTILITY	PROVIDER	SIZE
Sewer	City of Franklin	15 inch
Water	Indiana American Water	16 inch (60 psi)
Gas	Vectren	6 inch (60 psi)
Electric	Duke Energy	40 MW (250MW w Upgrades)
Fiber	Metronet, Century Link	Windstream Regional / Zayo



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LABOR PROFILE – INDIANAPOLIS MSA

TOTAL EMPLOYEES 991,501

FRANKLIN EDUCATED WORK FORCE – 91% GRADUATED HIGH SCHOOL – 24% BACHELORS – TECHNICAL SKILLS | IVY TECH | FRANKLIN COLLEGE| CENTRAL 9 CAREER CENTER

Home Area Profile Analysis

Workers: Living in Indianapolis-Carmel-Anderson, IN

Showing: Residential locations

Display Settings

Characteristic Filter Total

Year

Map Controls

Color Key

Thermal Overlay

Point Overlay

Selection Outline

Identify Zoom to Selection

Clear Overlays Animate Overlays

Report/Map Outputs

Detailed Report

Export Geography

Print Chart/Map

Legends

5 - 240 Jobs/Sq.Mile

241 - 945 Jobs/Sq.Mile

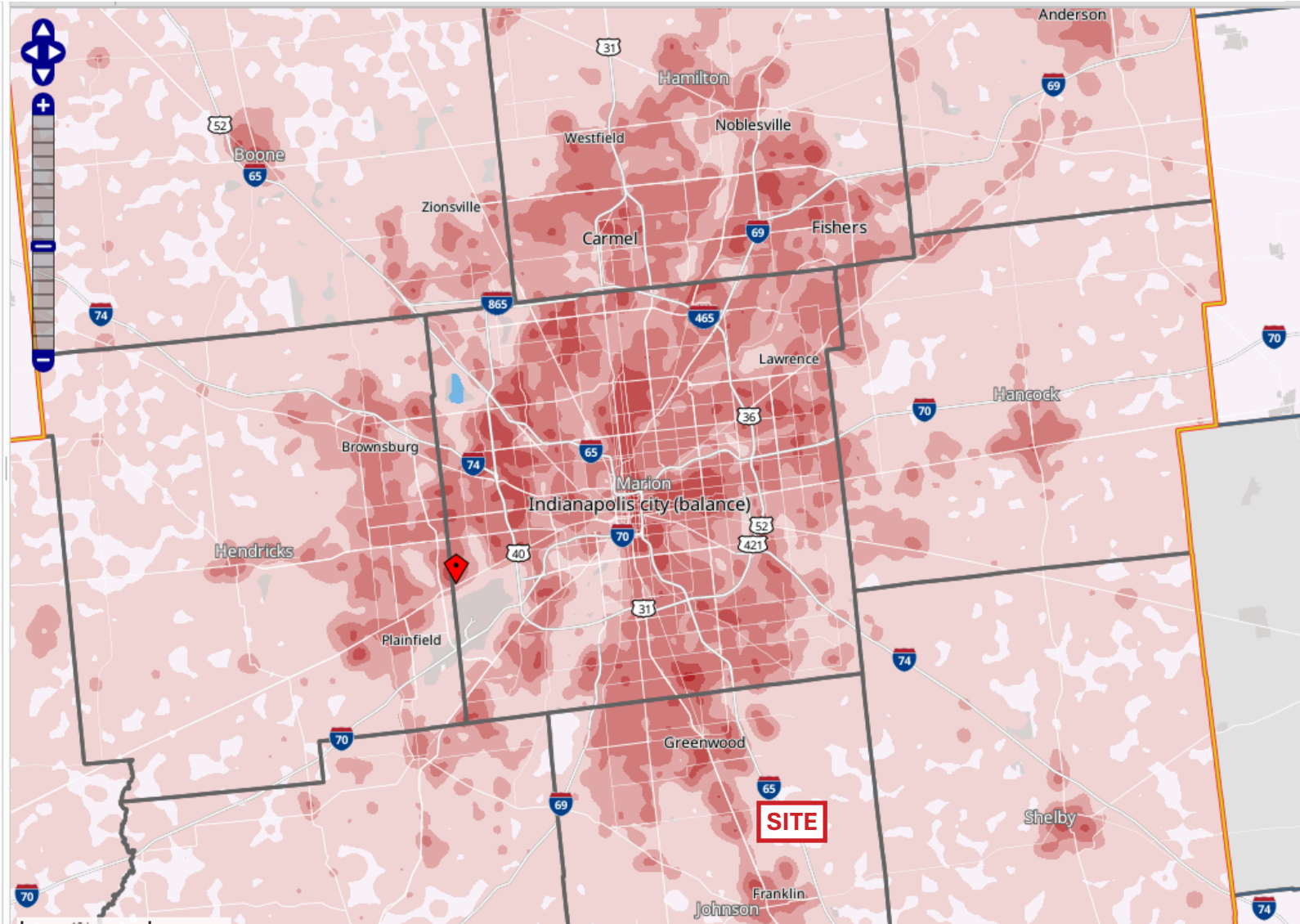
946 - 2,120 Jobs/Sq.Mile

2,121 - 3,766 Jobs/Sq.Mile

3,767 - 5,882 Jobs/Sq.Mile

Home Area

Analysis Settings



FRANKLIN BUSINESS PARK

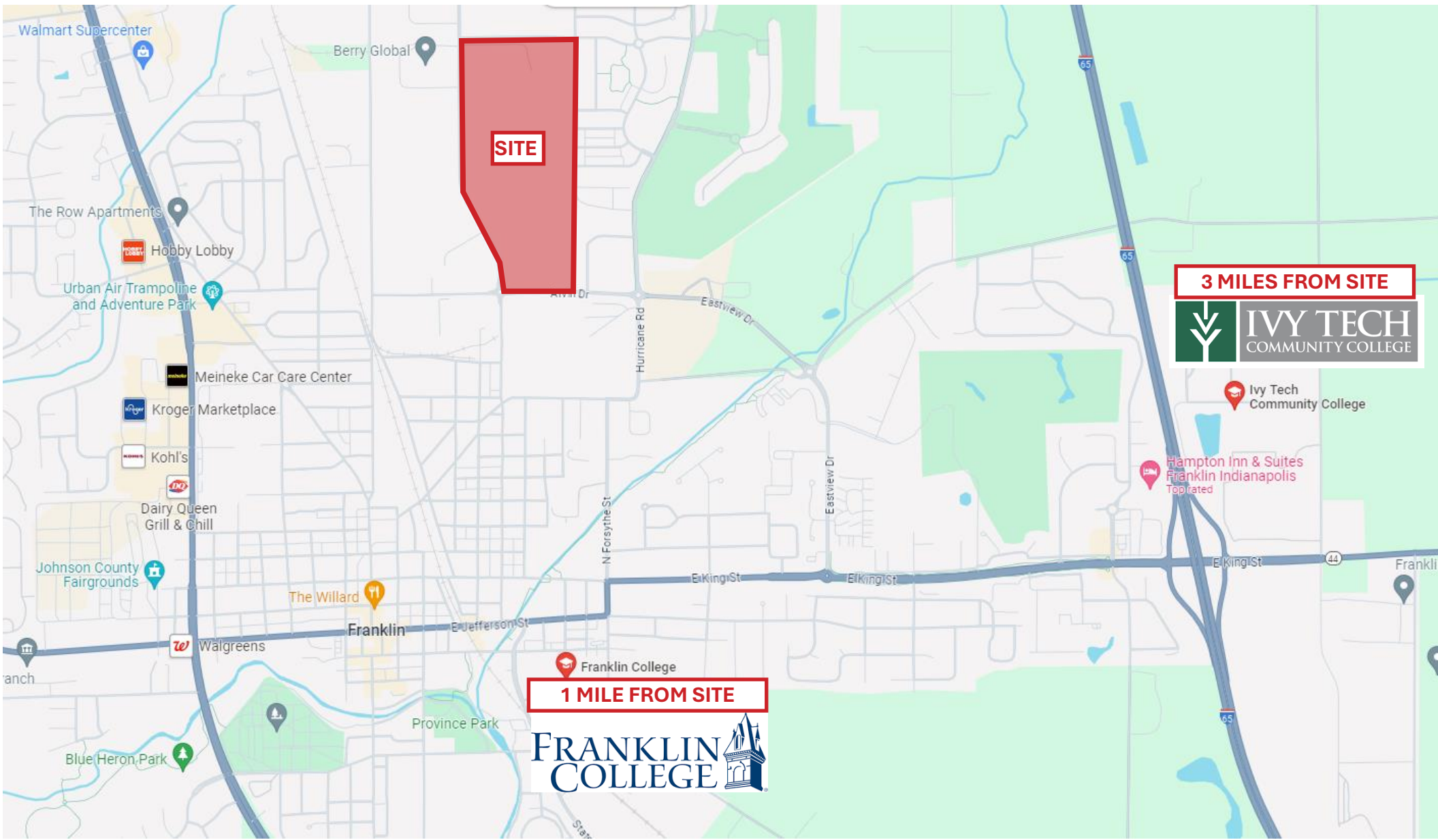
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LOCAL COLLEGES & TECHNICAL SKILLS TRAINING MINUTES FROM FRANKLIN BUSINESS PARK



SITE

3 MILES FROM SITE



Ivy Tech Community College

Hampton Inn & Suites
Franklin Indianapolis
Top Rated

1 MILE FROM SITE



Franklin College

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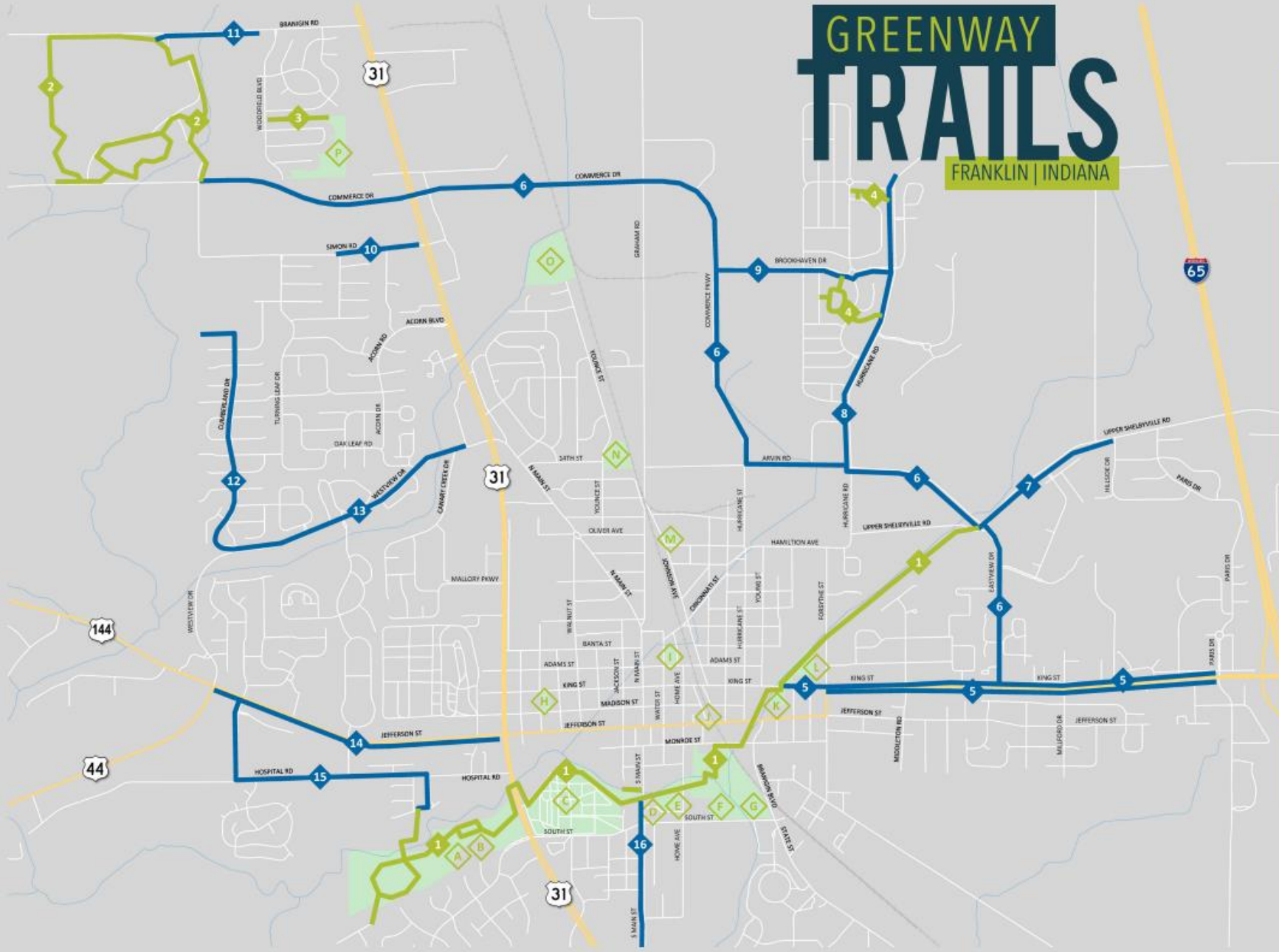
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20 MILES OF TRAILS – TRAIL ACCESS ADJACENT TO PROPERTY



GREENWAY TRAILS

FRANKLIN | INDIANA



- ### MULTI-USE TRAILS
1. Historic Greenway Trail
 2. Franklin Community High School Trail
 3. Branigin Creek
 4. Heritage Neighborhood
- ### ROADSIDE ROUTES & TRAILS
5. King Street
 6. Eastside Bypass
 7. Upper Shelbyville Road
 8. Hurricane Road
 9. Brookhaven Drive
 10. Simon Road
 11. Branigin Road
 12. Cumberland
 13. Westview Drive
 14. West Jefferson Street
 15. Hospital Road
 16. South Main Street
- ### PARK FACILITIES
- A. Blue Heron Park
 - B. Blue Heron Disc Golf
 - C. Greenlawn Cemetery
 - D. Action Skate Park
 - E. Dog Park
 - F. Province Park
 - G. Cultural Arts & Recreation Center
Franklin Family Aquatic Center
 - H. Palmer Park
Booker T. Washington
Community Center
 - I. Payne Park
Active Adult Center
 - J. Depot Park
 - K. Community Park
 - L. Morgan Park
 - M. Schmidt Park
 - N. Temple Park
 - O. Scott Park
 - P. Branigin Park

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HAPPENING COMMUNITY | FARMERS MARKET | ART & MUSIC FESTIVALS | PARKS-TRAILS-POOL



SHOP THE BLOCKS
DISCOVER DOWNTOWN FRANKLIN

VISIT DOWNTOWN FRANKLIN ON THE FIRST FRIDAY OF THE MONTH!
DOZENS OF LOCATIONS WITH SPECIAL OPEN-LATE HOURS, LIVE MUSICIANS ON THE STREET, ARTISTS, SPECIAL DEALS & EXPERIENCES, AND MORE!

Festival Country INDIANA | **DISCOVER DOWNTOWN FRANKLIN** | **FRANKLIN**

Want to learn more about what's going on in Franklin & Festival Country Indiana?
(Festival Country Indiana is Johnson County)

← Scan the QR code to view the Festivals & Events Calendar!

FESTIVALS, FARMERS MARKET, MERCH, AND MORE
Discover more:
www.DiscoverDowntownFranklin.com

THE FRANKLIN CHAMBER IS #GENUINEFRANKLIN
Believe & Belong!
www.FranklinCOC.org

PARKS, POOL, FESTIVALS, RECREATION, AND MORE
Parks Make Life Better!
www.FranklinParks.org

OVER 100 YEARS OF CLASSIC FILM AT THE ARTCRAFT THEATRE
For more information:
www.HistoricArtcraftTheatre.org

THERE'S ALWAYS SOMETHING FUN IN FESTIVAL COUNTRY!
For more information:
www.FestivalCountryIndiana.com

Discover Downtown Franklin, Inc. (DDF) is a 501(c)(3) non-profit nationally accredited Main Street Community through the National Trust for Historic Preservation. The Main Street Program is a proven method of downtown revitalization throughout the country. Its success is based on the 4 Point Approach: Design, Economic Restructuring, Organization, and Promotion.
www.DiscoverDowntownFranklin.com

MAP AND EVENT GUIDE
- FRANKLIN INDIANA -

DISCOVER DOWNTOWN FRANKLIN
Fun. Fresh. Familiar.

MAIN STREET AMERICA | **Indiana MAIN STREET** | **Festival Country INDIANA**

Printing provided by: **Eastman**

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VIBRANT DOWNTOWN – LOTS TO DO!



DOWNTOWN FRANKLIN SHOPPING, FOOD & FUN MAP!

Shopping & Fun

- 1 10 Pins
- 2 A Trophy Business/FedEx
- 3 At Home with Heartland
- 4 Brick Street Boutique
- 5 BYTAVI
- 6 Discover Downtown Franklin
- 7 Eclectic Jade
- 8 Farm Girl Mercantile
- 9 Festival Country Visitor Center
- 10 Field to Fork
- 11 Frank's Guitars
- 12 Franklin Chamber of Commerce
- 13 Franklin Coin Shop
- 14 Franklin Elks Lodge 1818
- 15 Franklin Jewelers
- 16 Franklin Liquors
- 17 FrenChic
- 18 Gamers Cave
- 19 Garment Factory Events
- 20 Generation Art & Frame
- 21 Golden Press Tattoo
- 22 Gray Goat Bicycle Co.
- 23 JCPL Services Center
- 24 Johnson County Museum of History
- 25 JP Parker Flowers
- 26 Madison Street Salvage
- 27 Middle Davids Artisan Candles
- 28 Moxxy Salon & Boutique
- 29 Natura Wellness
- 30 Peaceful Heart Yoga Studio
- 31 Possibilities: Home Reimagined
- 32 Rue Morgue Tattoo Gallery
- 33 Salvage Sisters Antique Market
- 34 Sharp Graphics
- 35 Small Town Girl Boutique
- 36 Snowbird Studios Tattoo
- 37 Sweat Shop
- 38 T-shirt Express
- 39 Thanks for the Thyme
- 40 The Grove - Botany Boutique
- 41 The Historic Aircraft Theatre
- 42 The Knitting Otter
- 43 Toodleydoo Toys
- 44 Upstairs Basement
- 45 Vintage Whimsy
- 46 Wardrobe Sisters
- 47 Wild Geese Bookshop
- 48 Woven Co. Candles - coming April 2024!

Food & Drink

- A 1823 Bakehouse
- B Ann's Restaurant
- C Benjamin's Coffeehouse & Bakeshop
- D Blue Cactus Tacos & Tequila Bar
- E BoJak's Bar & Grille
- F Coffeehouse Five
- G Court Street Café
- H Greek's Pizzeria & Tapp Room
- I Haberdasher Artisan Distillery
- J Hoosier Cupboard Candy & Ice Cream
- K Jack's Donuts
- L Main and Madison Market Café
- M Maye's Grill
- N Mi Abuelito
- O Millie's Ice Cream Co.
- P Norma Jean's Pastries
- Q Old Towne Beer Hall & Growler Co.
- R Richard's Brick Oven Pizza
- S Shale Creek Brewing
- T The Grill Bar
- U The Local Grind
- V The Mint
- W The Willard Restaurant & Lounge



DiscoverDowntownFranklin.com



April 8



May 24



June 1 - Sept. 14



June 22



August 10



December 7