

FOR LEASE
2,400 SF Industrial Space in
Franklin

1551 AMY LANE

Franklin, IN 46131

PRESENTED BY:

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PROPERTY SUMMARY



360° VIRTUAL TOUR

OFFERING SUMMARY

LEASE RATE:	\$15.00 SF/yr (NNN)
AVAILABLE SF:	2,400 SF
DRIVE-INS:	(1) 12' Drive-In
CLEAR HEIGHT:	13' 6"
POWER:	3-Phase 200amp 120/208V
LOT SIZE:	1.04 Acres

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PROPERTY HIGHLIGHTS

- Newly constructed industrial building with 2,400 SF available for immediate occupancy in Franklin
- Parking available on site
- Excellent connectivity to I-65 and US 31
- Heavy 3-phase power
- Customizable office space

ADDITIONAL PHOTOS



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PRIVATE DRIVE-IN AND ACCESS DOOR



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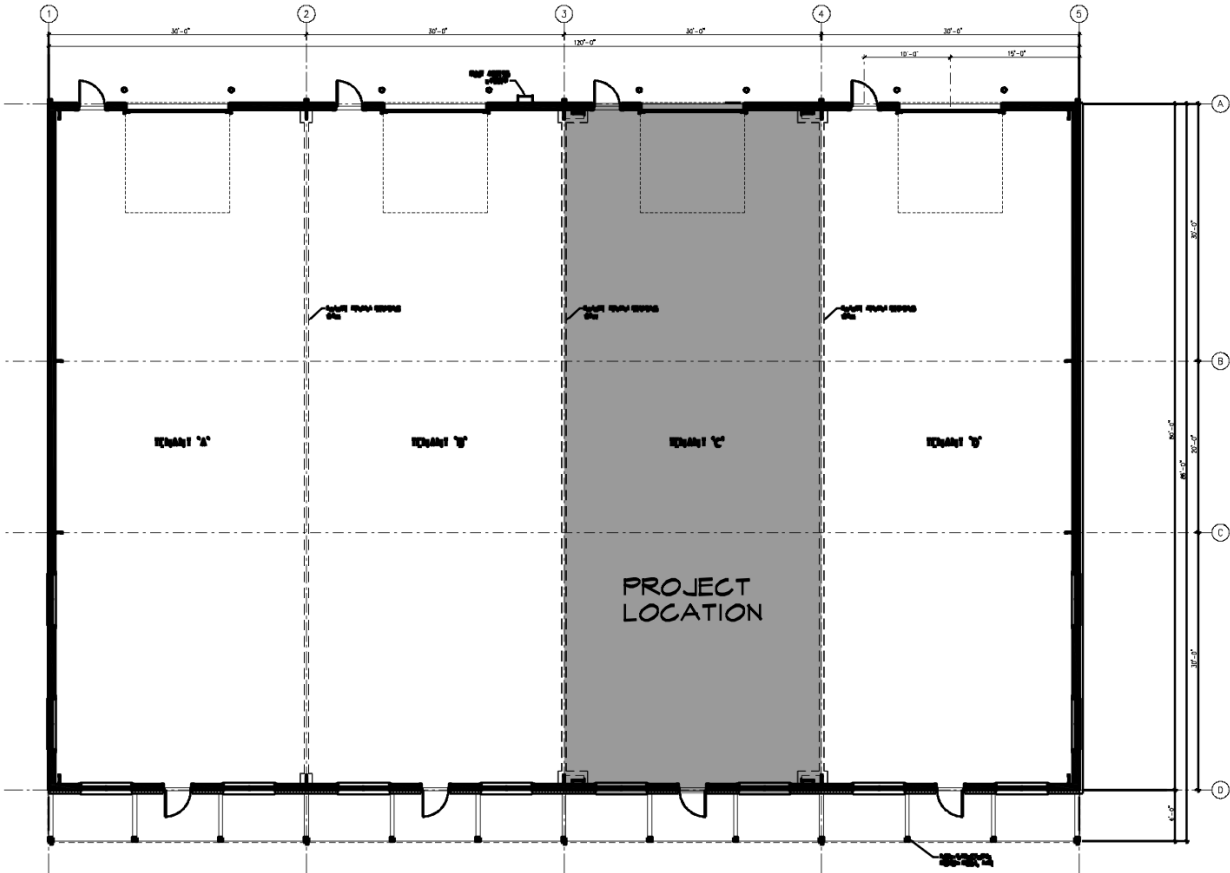
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FLOOR PLAN



OVERALL FLOOR PLAN
SCALE: 1/8" = 1'-0"

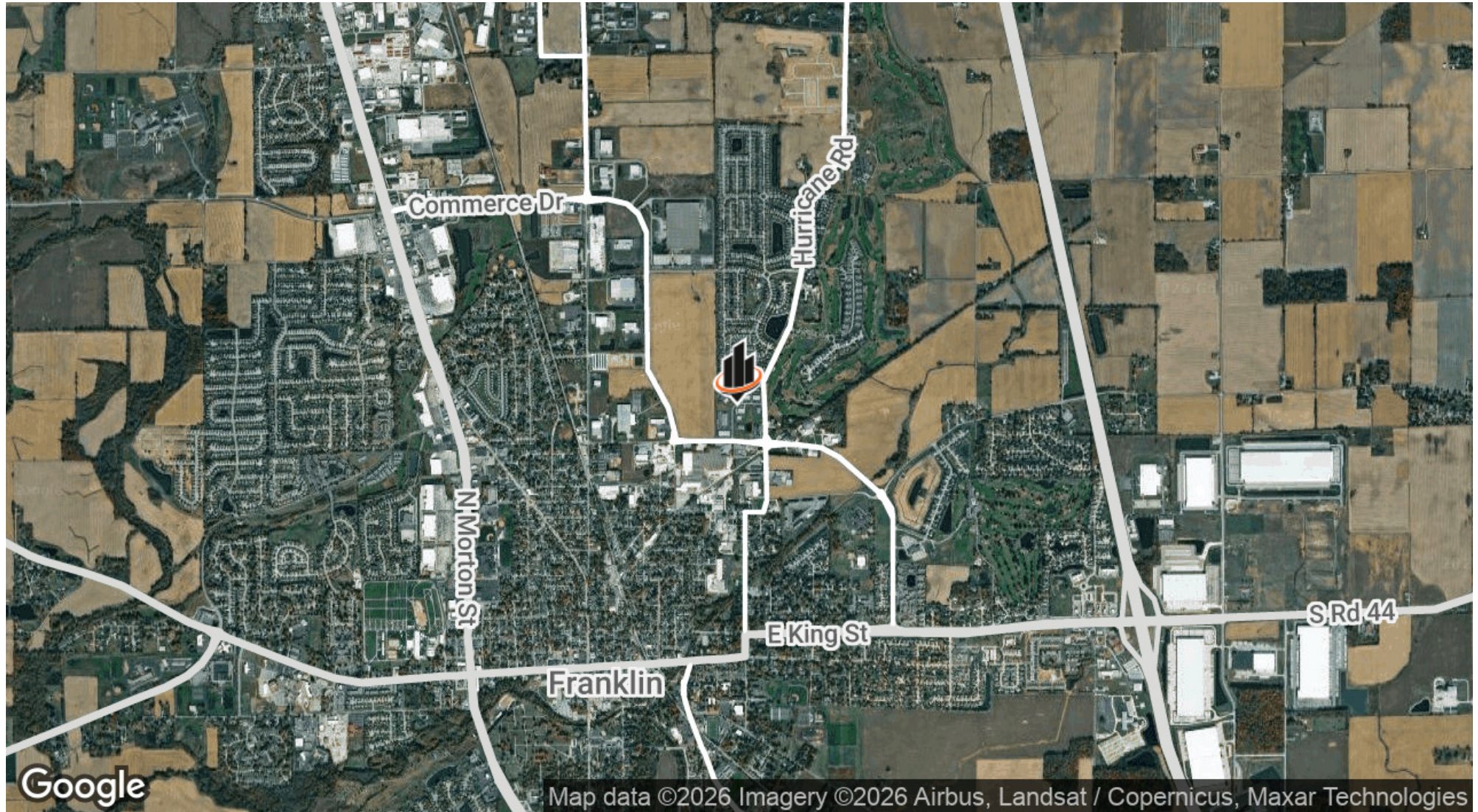


FILES SDATES STIMES

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LOCATION MAP



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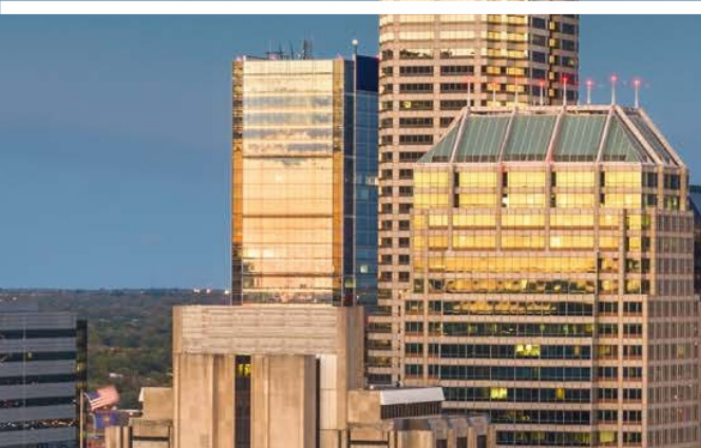
State in Site Selection

Magazine's 2025 Global
Groundwork Index

(Infrastructure Readiness & Corporate
Facility Investment)

2 Million+
Workforce

including top talent from
Purdue, IU, Notre Dame,
and Butler University



#2

in the nation for
manufacturing employment
share

#10

best business tax
climate (Tax Foundation 2024)

WHY COMPANIES CHOOSE INDY

Consistent top rankings for infrastructure, business climate, and workforce make Indiana a magnet for logistics, advanced manufacturing, and corporate investment. Indianapolis offers the scale, speed, and connectivity national brands need — with Midwest costs and global reach.

CHOOSE INDIANAPOLIS



724 million tons
freight travels
through Indiana
annually, making it
the 5th busiest state
for commercial
freight traffic.



25 million tons
handled annually
by Indiana's three
ports, driving \$7.8B in
statewide economic
impact.



80% of U.S. /
Canadian population
reachable within a
24-hour drive from
Indiana, thanks to
the state's central
location and highway
network.



2nd largest
global hub of
FedEx Express
at Indianapolis
International Airport
(IND), underscoring
Indiana's air-cargo
strength.

\$55B

in annual goods exports (2024)

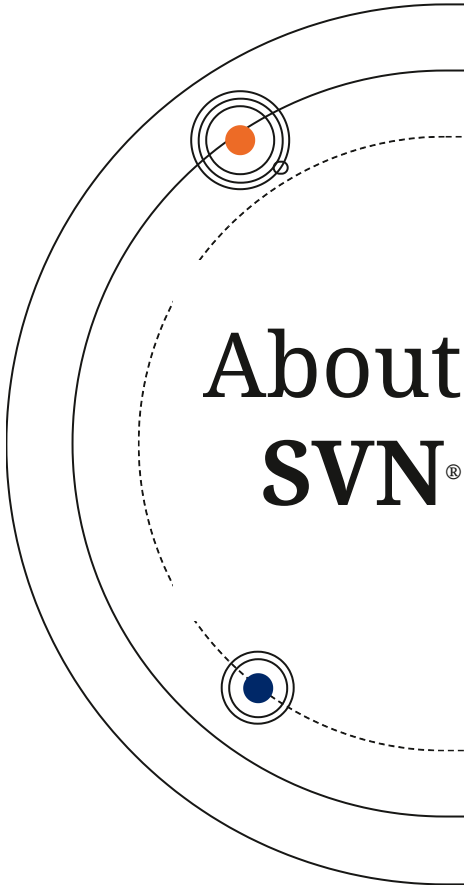
60%

forecasted increase in
Indiana's freight flow by 2040

8

major interstates intersect
Indiana, connecting 75% of
the U.S. population within
one-day's drive

ABOUT SVN



The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

The SVN organization is comprised of over 2,000 Advisors and staff in over 200 offices across the globe. Expanded geographic coverage and amplified outreach to traditional, cross-market and emerging owners and tenants is how we differentiate ourselves from the competition. Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value Network® and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues, and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.

This is the SVN Difference.

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