



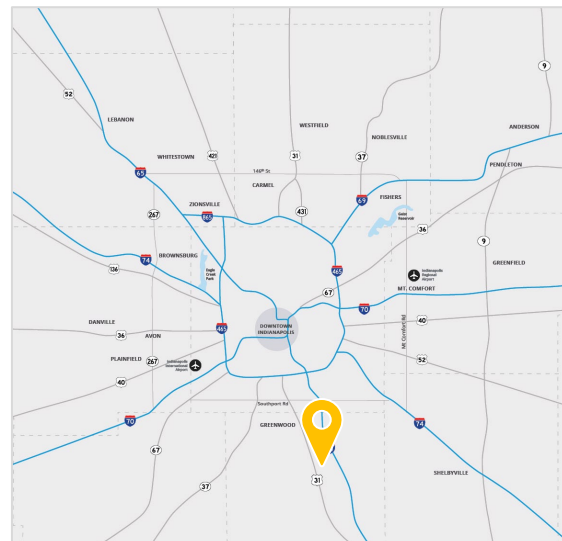
FOR SALE

225 Industrial Dr

Franklin, IN 46131

Property Highlights

- 22,996 sf building on 1.54 acres
 - ± 4,405 SF Office
- Constructed in 1965
- Metal Construction with Metal roof
- Zoned IG (industrial general)
- 7 drive-ins
 - (1) 16' tall drive-in
 - (3) 14' tall drive-ins
 - (2) 12' tall drive-in
 - (1) 8.5' tall drive-in
- Various clear heights ranging from 10' to 20'
- 3-ton crane
- Great owner-user opportunity



Brian Dell SIOR

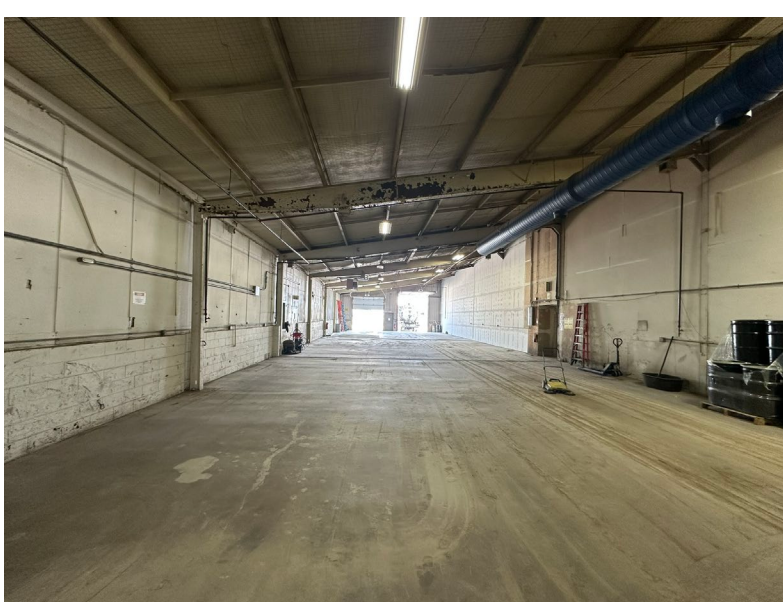
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DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population 2025	2,237	28,705	48,894
Population Projected 2030	2,378	29,478	51,157
Average HH Income	\$86,420	\$100,651	\$107,213
Total Households 2025	879	10,668	17,934
Households Projected 2030	943	11,039	18,910

BUSINESS SUMMARY

	1 Mile	3 Mile	5 Mile
Total Businesses	219	1,058	1,467
SIC Code: Manufacturing	34	70	93
Total Employees	3,542	14,164	18,667
Total Residential Population	2,237	28,705	48,894
Employee/Residential Population Ratio (per 100)	158	49	38



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