

# FRANKLIN BUSINESS PARK

200,000 SF TO 1,012,440 SF

BUILD TO SUIT | FOR SALE OR LEASE

MANUFACTURING | R & D | FOOD | PHARMA | MEDICAL | COLD STORAGE

COMMERCE PARKWAY | FRANKLIN, IN | INDIANAPOLIS MSA



OPPORTUNITY  
ZONE

40 MW POWER  
AVAILABLE



TOTAL POTENTIAL  
1.5 MILLION ON 100 AC

CUSTOMIZABLE  
ARCHITECTURE

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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

**2<sup>ND</sup>**  
LARGEST  
**FedEx**  
**AIR HUB**  
WORLDWIDE

**FIRST**  
IN PASS-THROUGH  
HIGHWAYS

**FIRST IN**  
TRUCK TRAILER  
PRODUCTION

**4<sup>TH</sup>**  
IN  
FREIGHT  
RAILROADS

**6<sup>TH</sup>**  
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)

**1<sup>ST</sup>**  
IN  
PASS-THROUGH  
HIGHWAYS

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

**4.9%**  
CORPORATE  
TAX RATE

**1<sup>ST</sup>**  
IN RAIL TONS OF  
PRIMARY METALS

**RIGHT  
TO  
WORK  
STATE**



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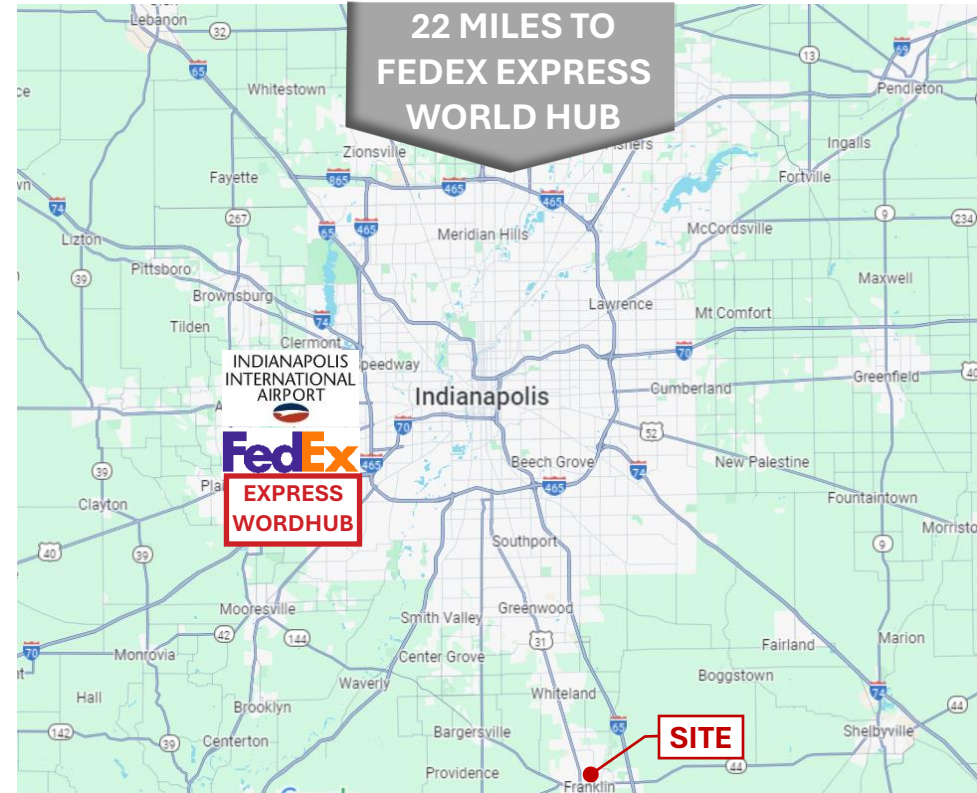
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INDIANAPOLIS HUB OF INTERSTATES



2<sup>ND</sup> LARGEST FEDEX AIR HUB WORLDWIDE



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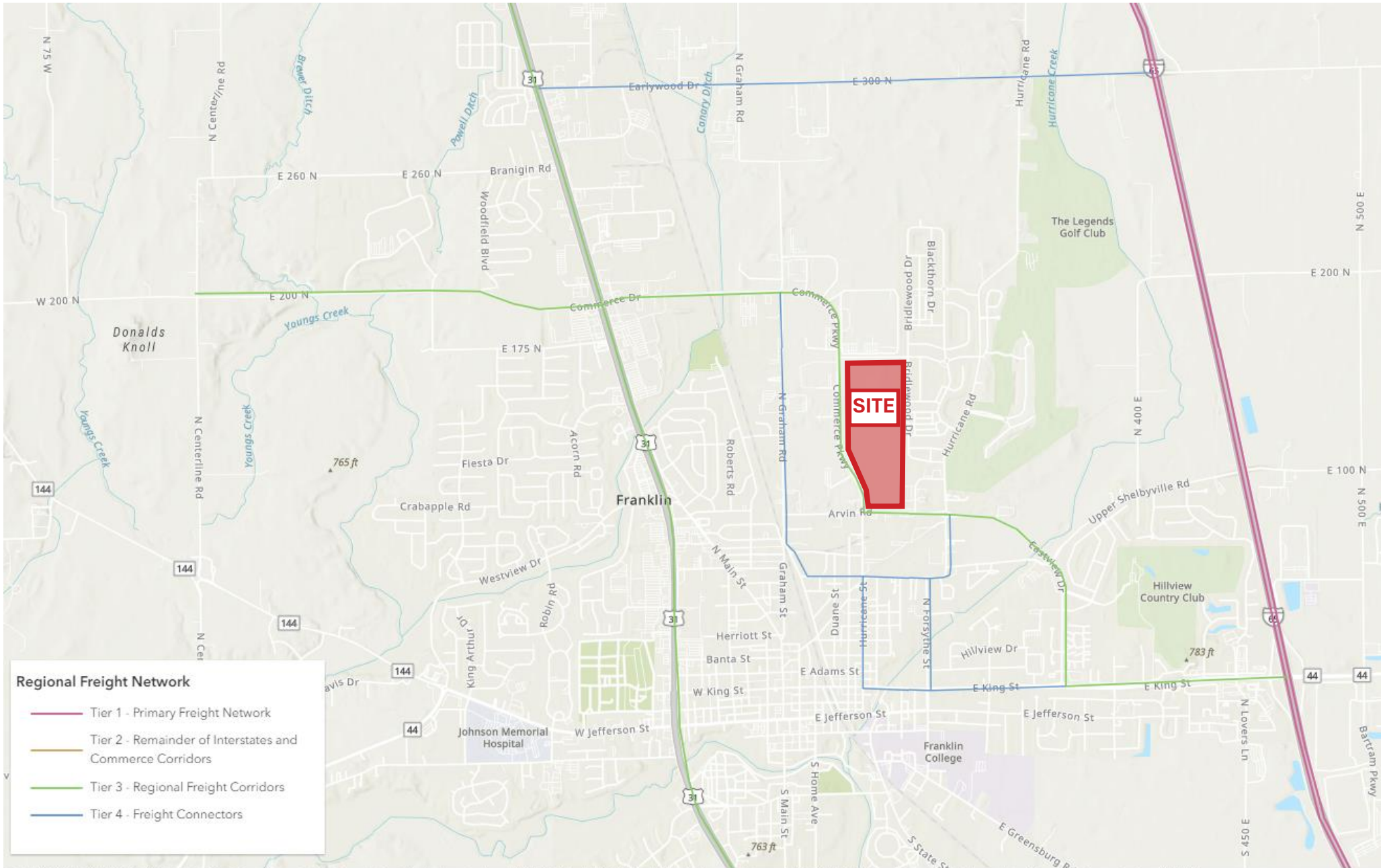
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## REGIONAL FREIGHT NETWORK ACCESSIBILITY



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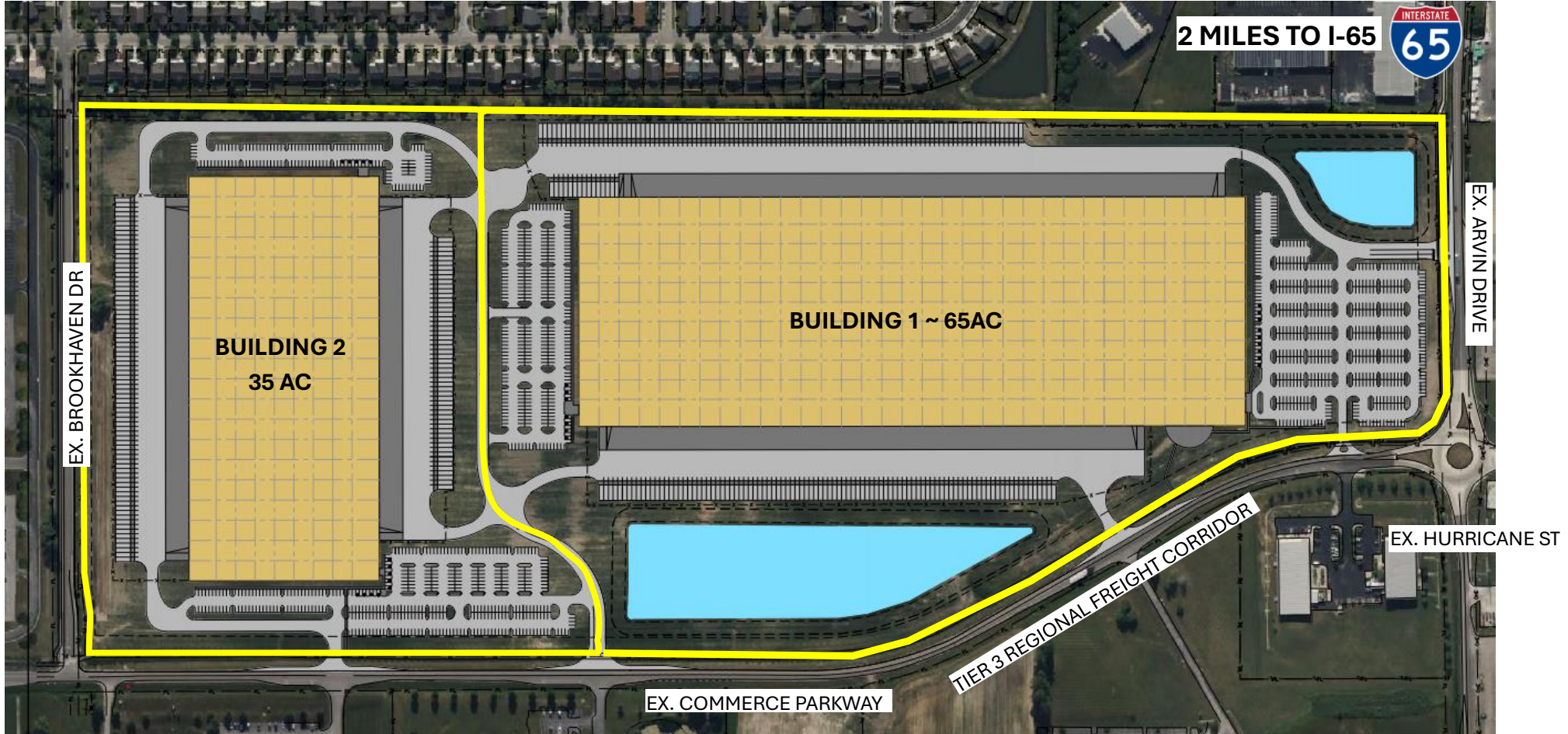


## OVERALL SITE PLAN | POTENTIAL INCENTIVES | UTILITIES

### 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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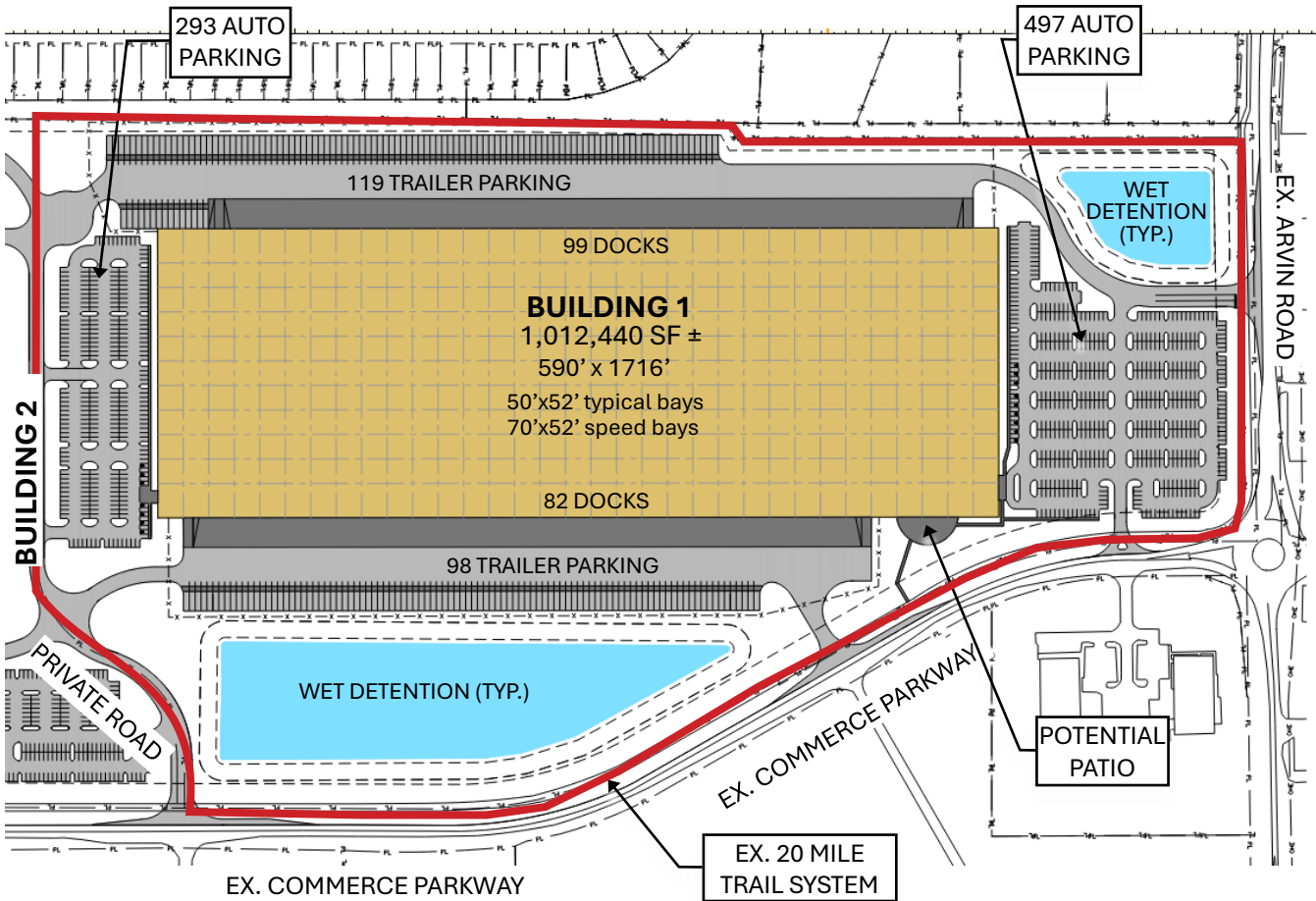


**BUILDING 1 SITE PLAN**

**65 AC.±**

**LEED GOLD CERTIFIABLE**

Delivery:	Q4 2025
Site:	65 Acres
Square Feet:	400,000 to 1,012,440
Office:	BTS
Clear Height:	40'
Building Dimensions:	590' x 1716' (total) 50' x 52' / 70' x 52'
Column Spacing:	Loading Bays
Loading:	Crossdock
Truck Court:	190'
Fire Protection System:	ESFR
Dock Doors:	Up to 181
Drive-In Doors:	4
Walls:	Insulated Concrete
Floors:	7"
Warehouse Lighting:	LED & Skylights
Auto Parking:	790+ Outside Storage
Trailer Parking:	217+ Outside Storage
Roof:	White TPO over R-24
Zoning:	Light Industrial



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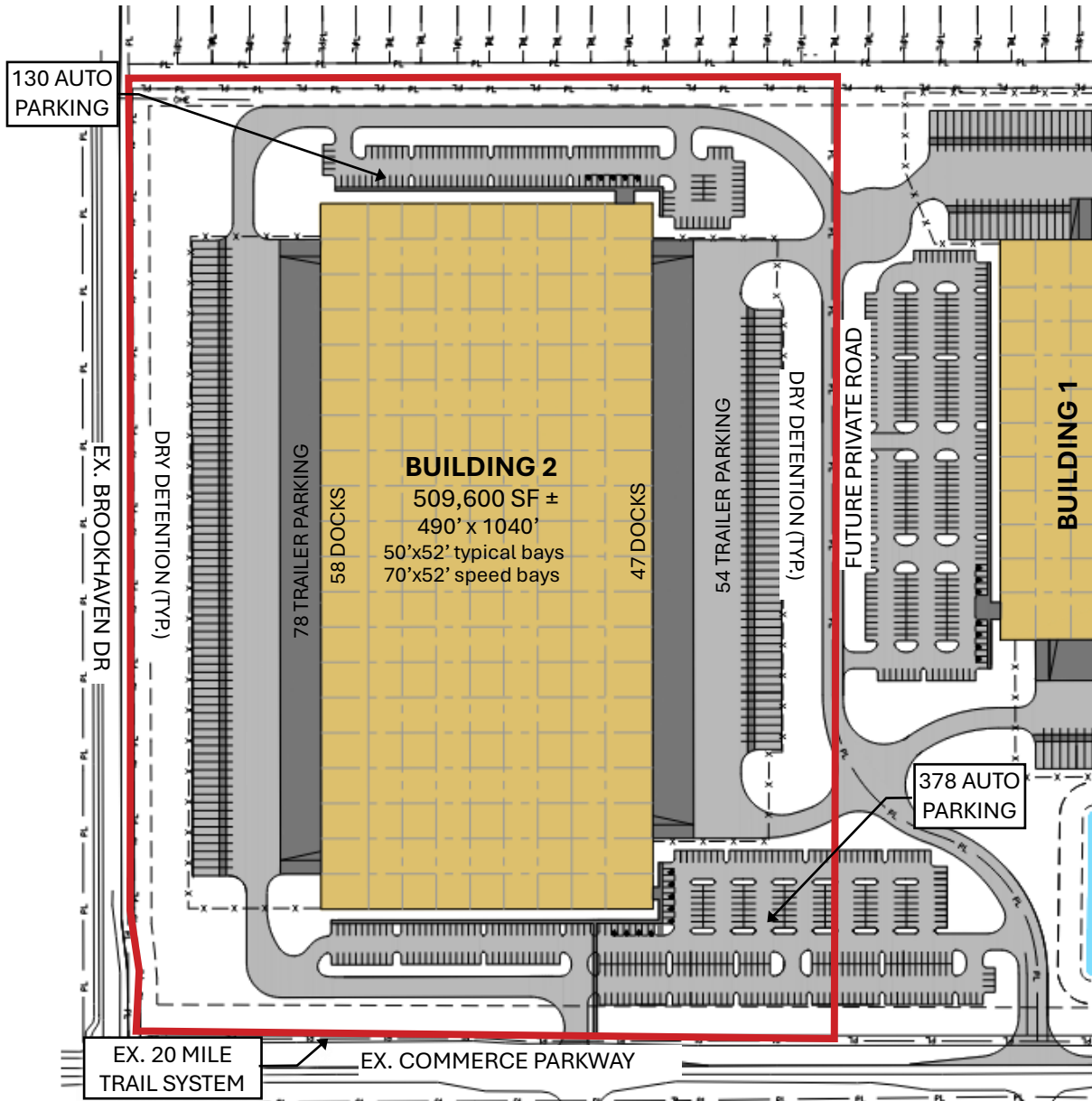
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## BUILDING 2 SITE PLAN 35 AC.± LEED GOLD CERTIFIABLE



Delivery:	Q4 2025
Site:	35 Acres
Square Feet:	200,000 to 509,600
Office:	BTS
Clear Height:	40'
Building Dimensions:	490' x 1040' (total) 50' x 52' / 70' x 52'
Column Spacing:	Loading Bays
Loading:	Crossdock
Truck Court:	190'
Fire Protection System:	ESFR
Dock Doors:	Up to 105
Drive-In Doors:	4
Walls:	Insulated Concrete
Floors:	7"
Warehouse Lighting:	LED & Skylights
Auto Parking:	Up to 508
Trailer Parking:	Up to 132
Roof:	White TPO over R-24
Zoning:	Light Industrial

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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

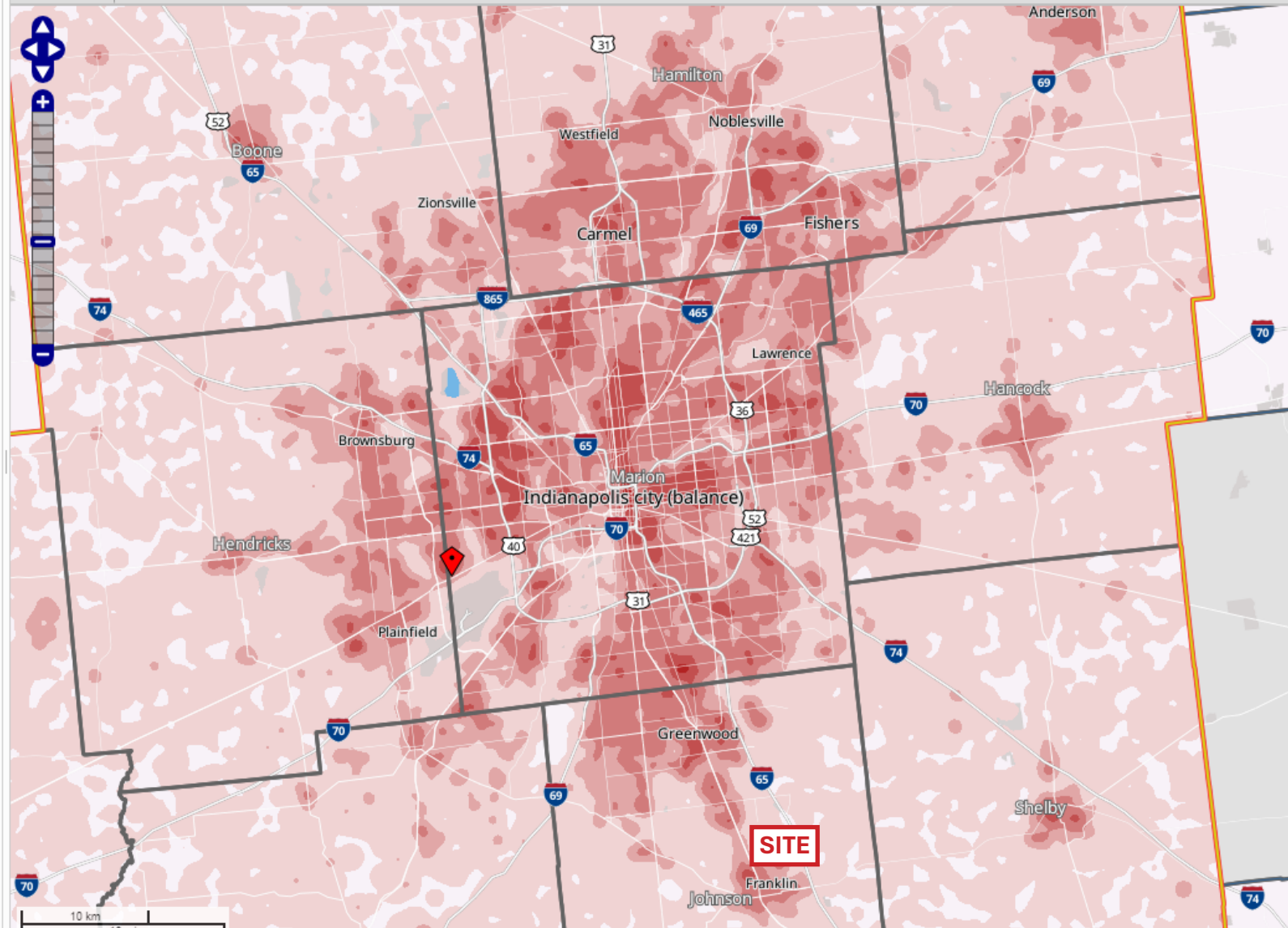
#### Legends

- 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

Change Settings



service, we also have close access to the Indianapolis International Airport, the Indy South Airport (Greenwood) and the Columbus City Airport; and the Louisville Indiana Railroad runs through the city with



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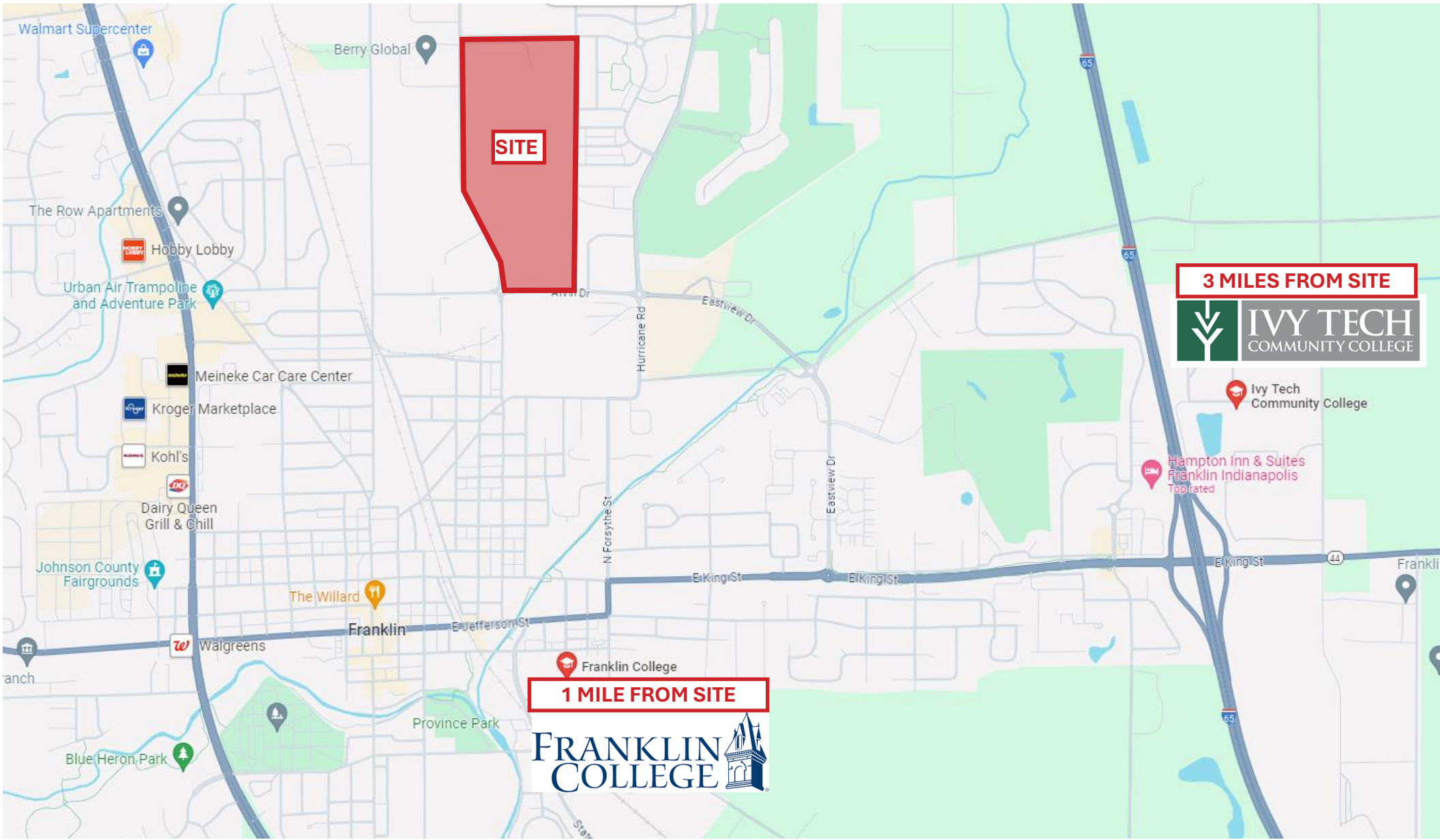
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## LOCAL COLLEGES & TECHNICAL SKILLS TRAINING MINUTES FROM FRANKLIN BUSINESS PARK



SITE

3 MILES FROM SITE



Ivy Tech  
Community College

Hampton Inn & Suites  
Franklin Indianapolis  
Top Rated

1 MILE FROM SITE



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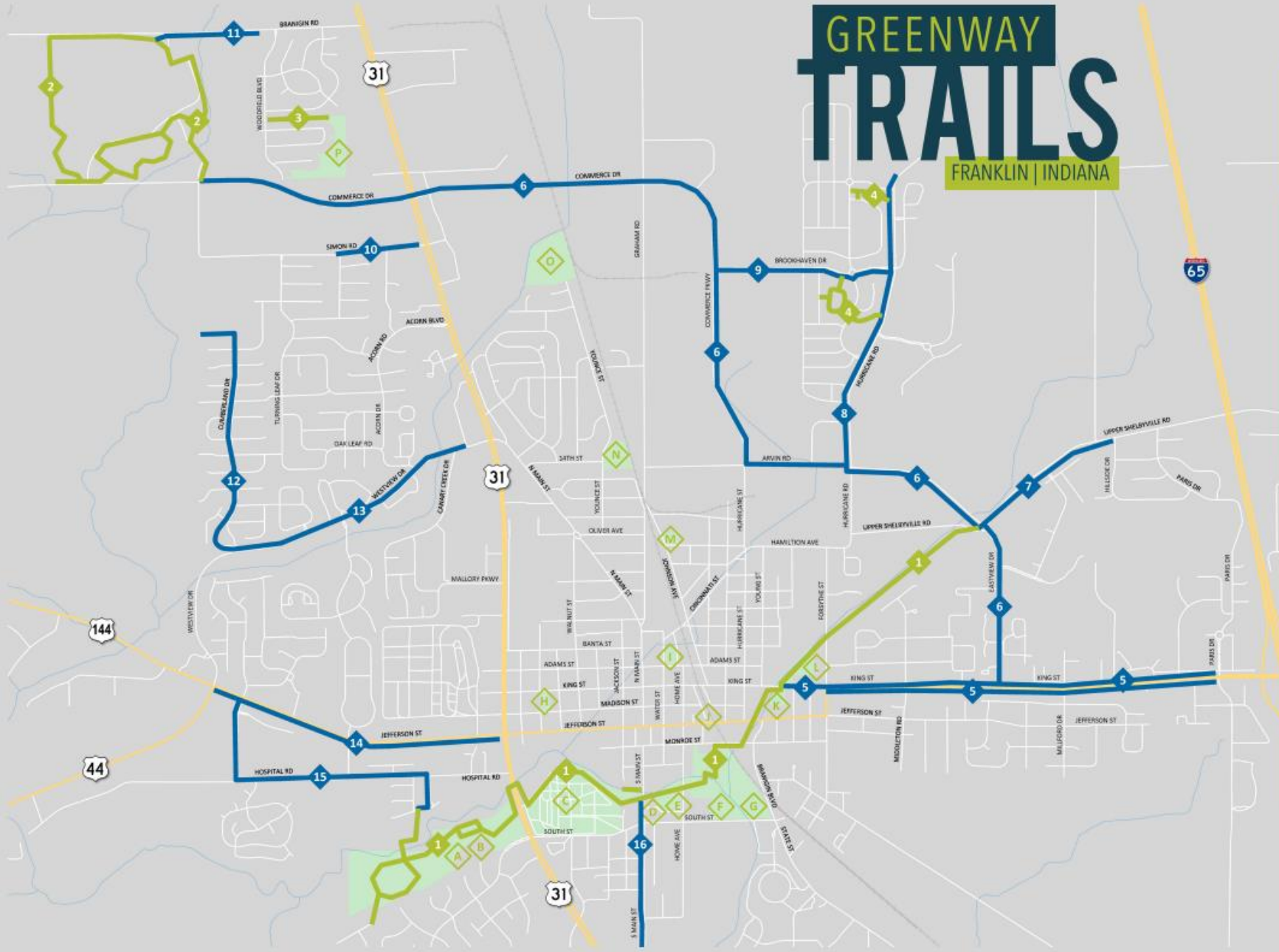
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20 MILES OF TRAILS – TRAIL ACCESS ADJACENT TO PROPERTY



## 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](http://www.DiscoverDowntownFranklin.com)

**THE FRANKLIN CHAMBER IS #GENUINEFRANKLIN**  
Believe & Belong!  
[www.FranklinCOC.org](http://www.FranklinCOC.org)

**PARKS, POOL, FESTIVALS, RECREATION, AND MORE**  
Parks Make Life Better!  
[www.FranklinParks.org](http://www.FranklinParks.org)

**OVER 100 YEARS OF CLASSIC FILM AT THE ARTCRAFT THEATRE**  
Thank You!  
For more information:  
[www.HistoricArtcraftTheatre.org](http://www.HistoricArtcraftTheatre.org)

**THERE'S ALWAYS SOMETHING FUN IN FESTIVAL COUNTRY!**  
For more information:  
[www.FestivalCountryIndiana.com](http://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](http://www.DiscoverDowntownFranklin.com)

**MAP AND EVENT GUIDE**  
- FRANKLIN INDIANA -

**DISCOVER DOWNTOWN FRANKLIN**  
Fun. Fresh. Familiar.

MAIN STREET AMERICA Indiana MAIN STREET Planning provided by Festival Country

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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 Moxly 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