

211 PROVINCE STREET

211 Province St, Franklin, IN 46131

FOR LEASE



PROPERTY HIGHLIGHTS

- Suitable for industrial, manufacturing, or contractor users
- Functional layout with clear separation of office and warehouse
- Easy access and circulation for trucks
- 2-story office buildout
- 22' clear height
- 4 dock doors + 3 drive-in doors
- Heated warehouse (gas radiant)
- Wet sprinkler system
- Pre-engineered steel construction
- Standing seam metal roof
- Asphalt parking + additional rear parking
- Fenced outdoor storage (±1.25–1.28 acres)
- Outdoor storage with crushed stone surface

OFFERING SUMMARY

Lease Rate:	\$6.85 SF/yr (NNN)
Available SF:	60,000 SF
Lot Size:	3.51 Acres
Building Size:	60,000 SF

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PROPERTY DESCRIPTION

Explore the exceptional features of this prime industrial property at 211 Province St in Franklin, IN. Designed to meet the needs of industrial, manufacturing, and contractor users, the functional layout offers clear separation of office and warehouse spaces. With easy access and circulation for trucks, it provides seamless logistics for daily operations. The 2-story office buildout and 22' clear height enhance the working environment, while the inclusion of 4 dock doors and 3 drive-in doors ensures efficient loading and unloading processes. Additional highlights include a heated warehouse with gas radiant heating, a wet sprinkler system, pre-engineered steel construction, and a standing seam metal roof. The property also features asphalt parking, fenced outdoor storage, and crushed stone surface for added convenience.

LOCATION DESCRIPTION

Discover the thriving industrial hub surrounding this prime location in Franklin, IN. As a prospective Industrial / Manufacturing tenant, you'll appreciate the property's proximity to major transportation arteries like US-31, making shipping and logistics a breeze. Nearby, the Franklin Industrial Park and Franklin Business Park offer a network of like-minded businesses and suppliers. With its convenient location and access to essential services, the area offers the perfect setting for industrial and manufacturing operations.

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