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**FOR LEASE**

310 S Franklin Street

Fairland, IN 46126

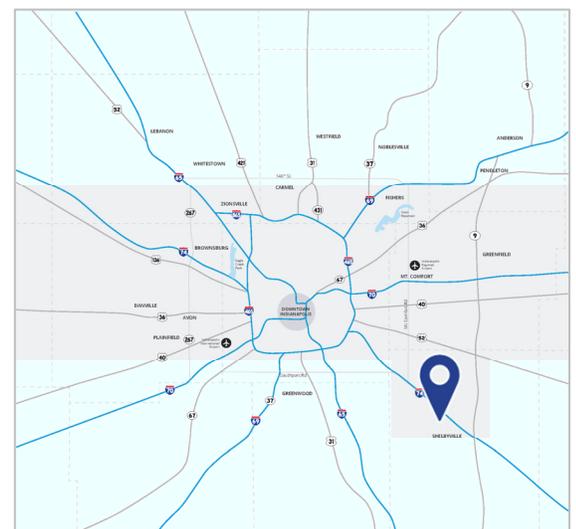
Unique, Multi-Building Industrial Property on 5.82 acres with Great Access to I-74

Property Highlights

- Total Square Footage: +/- 24,385 SF across 4 Structures
- Acreage: ± 5.82
- Zoned I-2 (High Intensity Industrial)
- Crane served facility (Multiple cranes)
- Heavy electrical capacity
- Dock and Drive-in Access
- Fully fenced / secured site (Yard space can be improved for additional storage / parking)
- Located minutes from I-74
- Lease Rate \$6.00 / SF NNN

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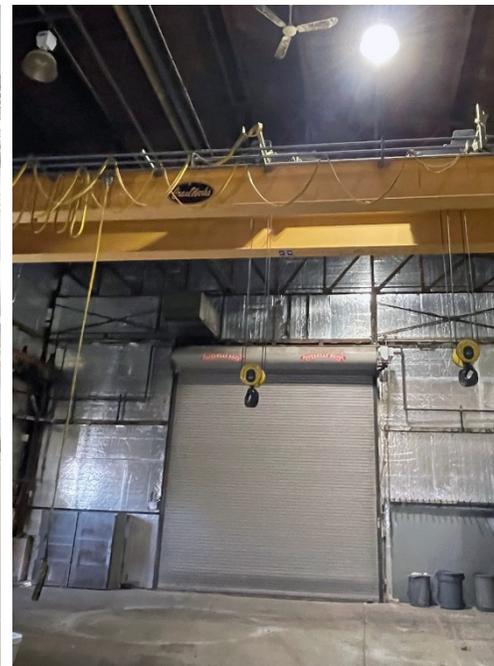
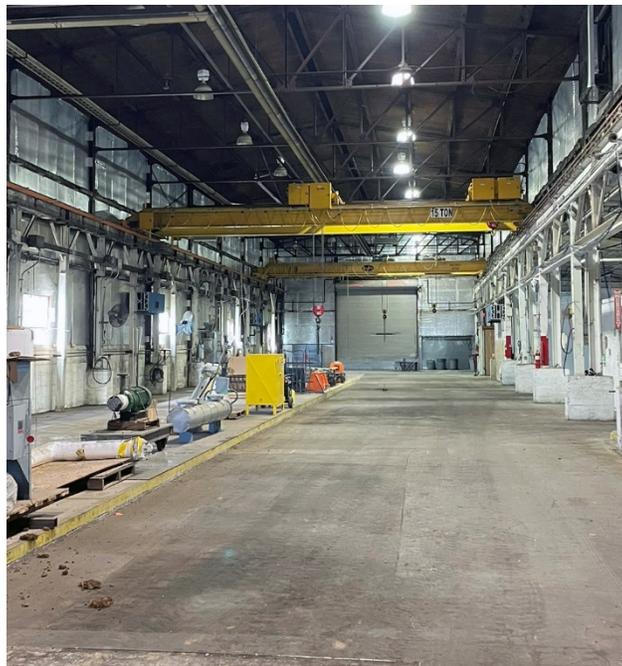
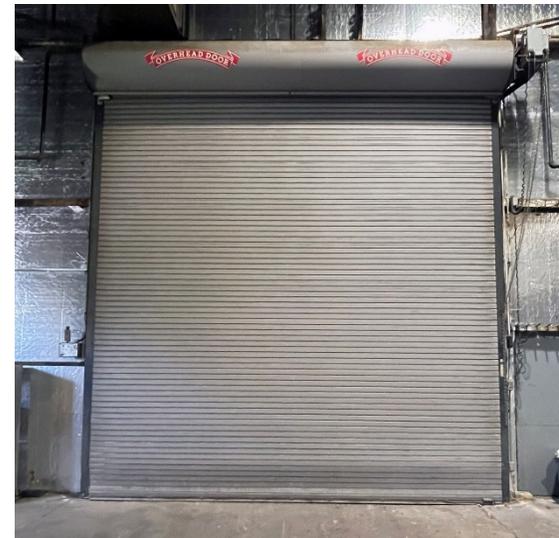
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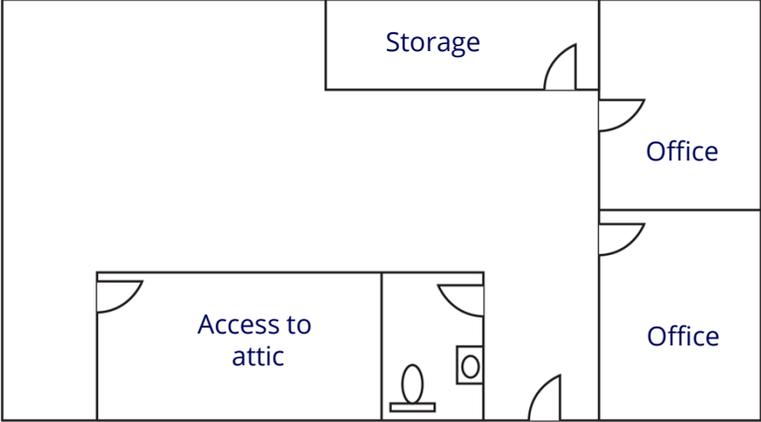
Main Building

SITE & BUILDING SPECS

Total Building Area	± 24,385 SF (4 structures)
Site Area	± 5.82 acres
Clear Height	Varies per building
Cranes	5 (3-ton, 7.5-ton, 10-ton, 15-ton, 20-ton)
Power	240V & 480V ± 3,000 Amps
Docks	1 (8'x10')
Drive-in Doors	3 (1-16'x16', 1-10'x11', 1- 10'x10')
Trailer Parking / Storage	Ample. Site can be improved for additional parking
Car Parking	Ample
Heat	Radiant



Office Building



Storage Barns





Site Overview



LEASE AVAILABILITY

Suite	Available SF	Office SF	Clear Height	Docks	Drive-ins	Features
Main Building	± 21,135	Minimal	23.5'	1	(1) 16'x16' (1) 10'x11' (1) 10'x10'	<ul style="list-style-type: none"> Crane served Heavy Power 2 dock positions on outdoor concrete platform
Office Building	± 1,000	± 1,000	N/A	N/A	N/A	<ul style="list-style-type: none"> Nice finishes
Pole Barn #1	± 1,200	0	16'	0	(2) 12'x14'	<ul style="list-style-type: none"> Very clean storage building Drive-thru capability
Pole Barn #2	± 1,050	0	TBD	0	(1) 10'x10'	<ul style="list-style-type: none"> Grade level access
Total Building	± 24,385	± 1,000		1	6	

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