

301 ROBNEY ST
FRANKLIN, KY 42134
FOR LEASE OR SALE



MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

EXCLUSIVE LEASING AGENTS:

JAY REEVES

FIRST VICE PRESIDENT

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KYLE MATTHEWS

BROKER OF RECORD

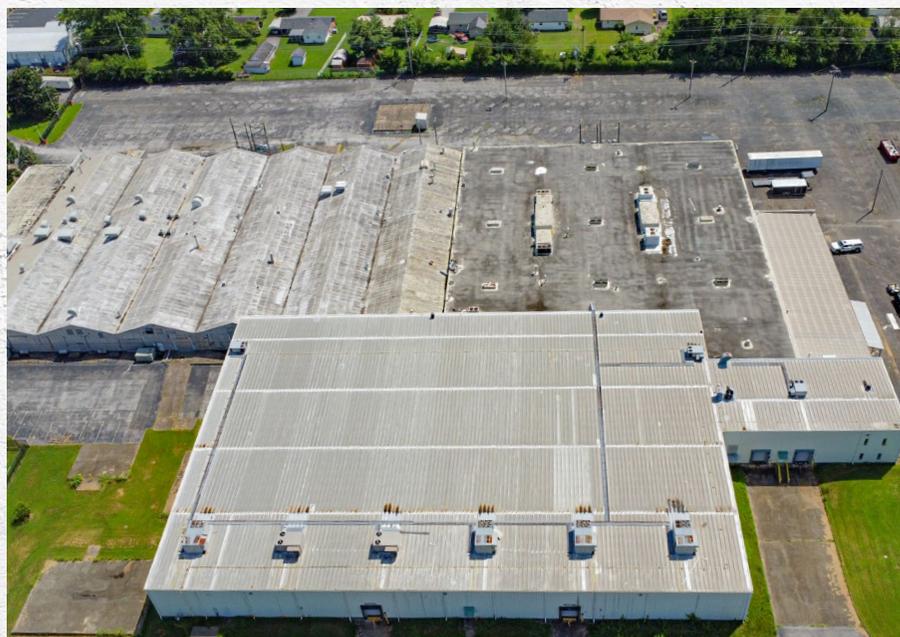
License No. 239410 (KY)

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES



EXECUTIVE SUMMARY

Matthews Real Estate Investment Services™ is pleased to offer for sale or lease a high quality ±178,187 SF industrial facility in Franklin, Kentucky. Situated only ±2.5 miles from I-65, the location is well suited to service both the immediate area and the surrounding region. This well-equipped facility is equipped with 6 loading docks and can be demised into different sections, offering flexibility to a variety of user requirements.



PROPERTY HIGHLIGHTS

- **HIGH QUALITY FACILITY:** This property consists of an ample amount of power and is climate controlled — offering a modern and functional operating environment for a wide range of users.
- **PROXIMITY TO I-65:** Conveniently located just around the corner from I-65 — offering exceptional regional access and logistical advantages for an incoming operator.
- **UNIQUE OPPORTUNITY:** With limited supply of industrial space of this size and flexibility in the immediate area, this facility presents a prime opportunity for a variety of industrial users.
- **SCALABLE INFRASTRUCTURE:** This facility is configured to accommodate established or growing businesses. The flexible layout can be configured to meet diverse operational needs.
- **STRONG MARKET FUNDAMENTALS:** The city of Franklin saw a population growth of 14.7% from 2010-2020. This area is a one-day drive from 60% of the U.S. population offering a logistical advantage and making it an attractive location for businesses.

PROPERTY OVERVIEW



\$8,750,000
SALE PRICE



\$5.00/NNN
LEASE RATE

Address	301 Robey St
City	Franklin
State	KY
Zip Code	42134
RBA	±178,187 SF
Office	±7,795 SF
Lot Size	±19.32 AC
Coverage	19.71%
Year Built/Renovated	1958/1974
Dock Doors	6 (8x10) (10x10)
Drive-In Doors	3 (8x8) (10x10)
Clear Height	±10'5" - ±22'
Power	3-Phase
Parking Spaces	110
Zoning	I1



±178,187 SF AVAILABLE | DIVISIBLE SPACE | FOR LEASE OR SALE





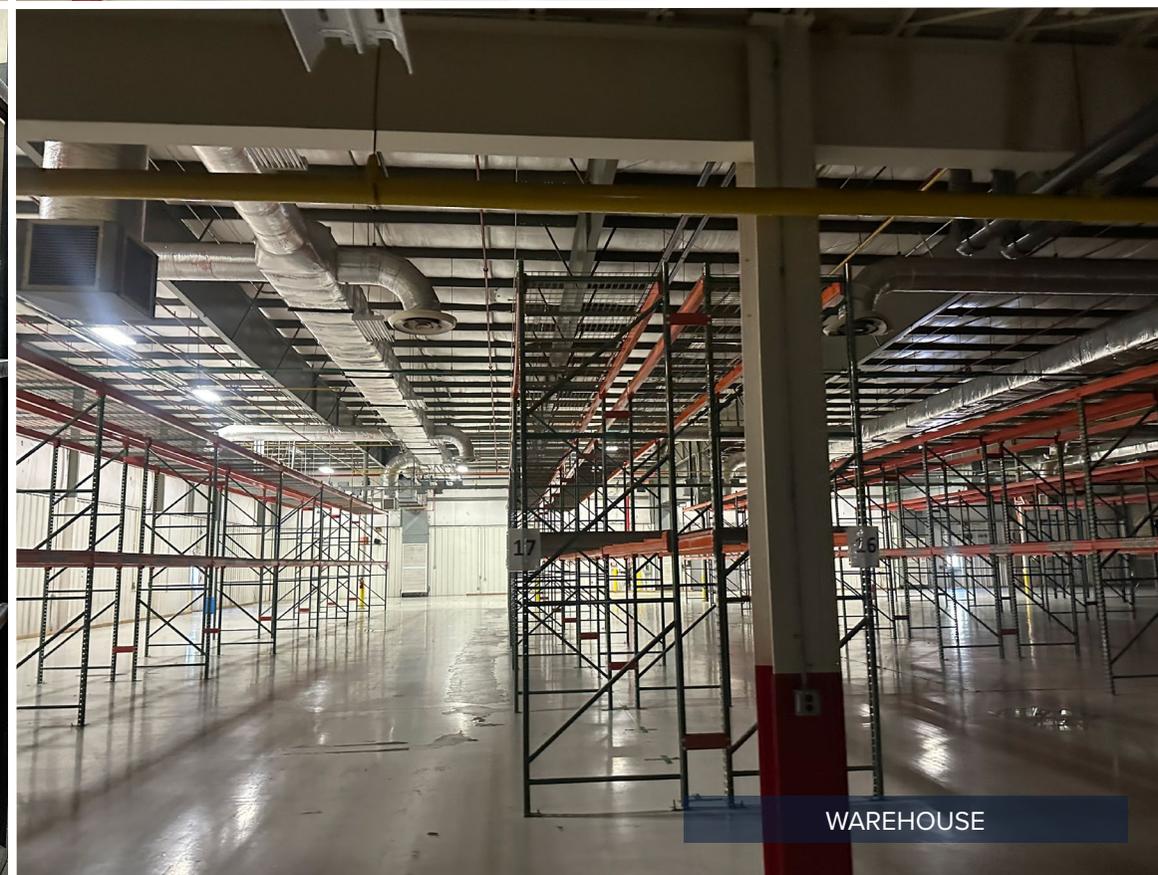
OFFICE



WAREHOUSE



OFFICE



WAREHOUSE



FRANKLIN PROPERTIES WAREHOUSE

SUBJECT PROPERTY



31W



INTERSTATE 65



100



1008



± 14,455 VPD



± 48,813 VPD





**SUBJECT
PROPERTY**

**± 1.5 MILES
FROM SUBJECT PROPERTY**

**± 0.5 MILES
FROM SUBJECT PROPERTY**

**± 2.8 MILES
FROM SUBJECT PROPERTY**

1008

31W

1008

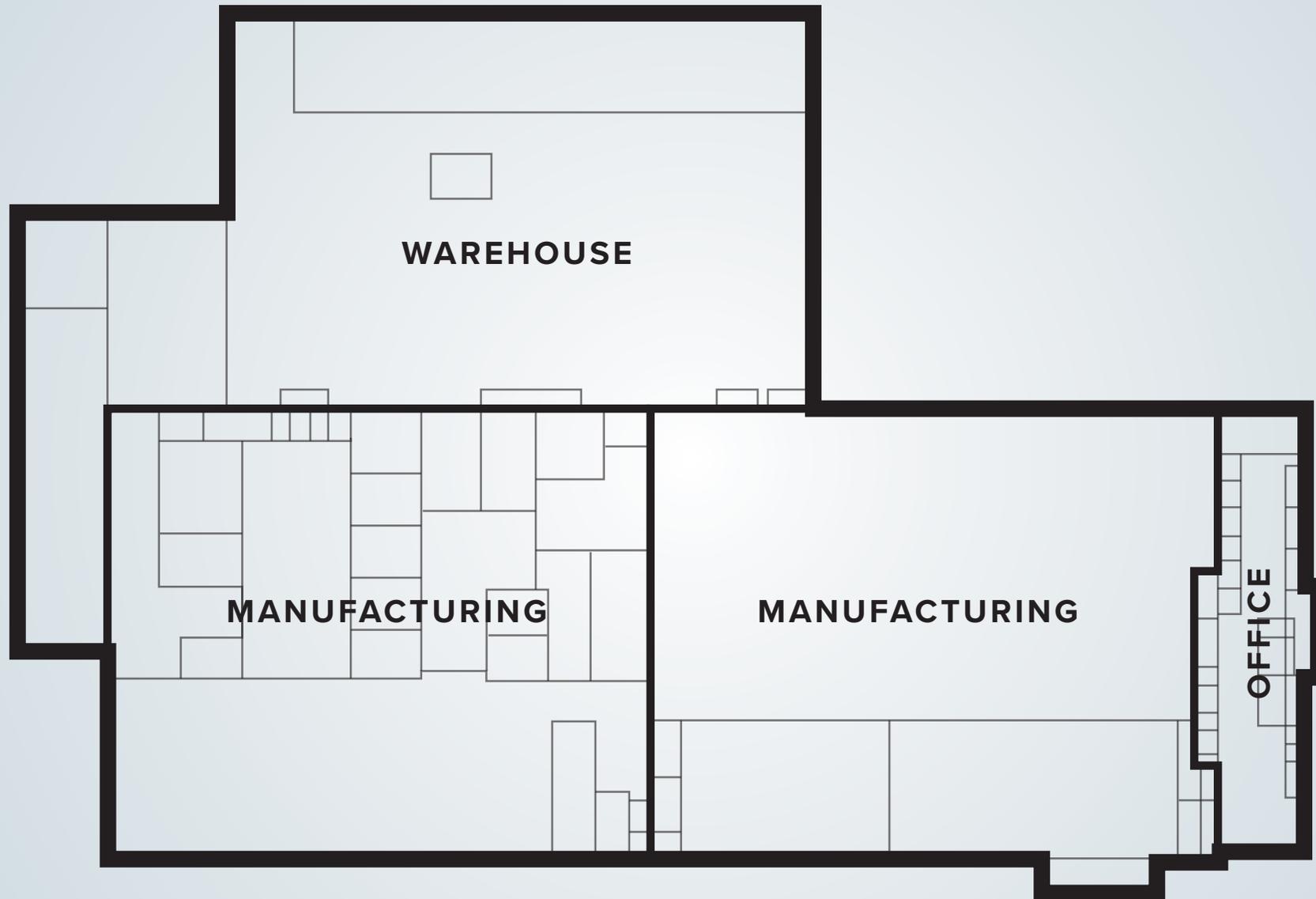
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INTERSTATE
65

± 48,813 VPD

± 14,455 VPD

SITE PLAN



MARKET OVERVIEW

FRANKLIN, KY

DEMOGRAPHIC HIGHLIGHTS WITHIN 5 MILES OF THE SUBJECT PROPERTY



Franklin, Kentucky is a city in Simpson County located just north of the Tennessee border, offering convenient access to Nashville in under an hour via I-65. This proximity makes it an attractive home base for those seeking a slower pace of life while maintaining close connections to the amenities and career opportunities of a major urban center. Franklin has a rich history, reflected in its well-preserved downtown area lined with historic architecture, independent shops, and locally owned restaurants. The city supports a range of community activities throughout the year and is known for its emphasis on education, recreation, and family-friendly living. Its real estate market remains relatively affordable compared to nearby metropolitan areas, and the blend of rural landscapes with steadily growing residential and commercial developments appeals to both long-time residents and newcomers. With a strong sense of place and a location that bridges the appeal of Kentucky living with access to Tennessee's urban core, Franklin continues to grow thoughtfully while retaining its local character.

DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
2020 Population	13,851	15,815	31,658
2025 Population	14,330	16,316	33,010
2030 Population Projection	15,000	17,071	35,351
HOUSEHOLD	3-MILE	5-MILE	10-MILE
2020 Households	5,410	6,169	11,916
2025 Households	5,603	6,369	12,419
2030 Household Projection	5,865	6,663	13,291
INCOME	3-MILE	5-MILE	10-MILE
Avg Household Income	\$63,170	\$64,809	\$70,707

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **301 Robey St, Franklin, KY 42134** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services™, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

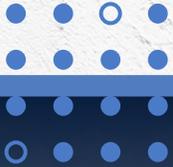
This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer: There are many different types of leases, including gross, net, single net (“N”), double net (“NN”), and triple net (“NNN”) leases. The distinctions between different types of leases or within the same type of leases, such as “Bondable NNN,” “Absolute NNN,” “True NNN,” or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant’s respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers’ particular needs.

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This Leasing Package contains select information pertaining to the business and affairs of **301 ROBEY ST, FRANKLIN, KY 42134** ("Property"). It has been prepared by Matthews Real Estate Investment Services™. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence. Owner and Matthews Real Estate Investment Services™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered. In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services™ or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property. This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.

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