

# 250,000 SF Available on 34.23 Acres

81 Page Drive, Franklin, KY



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# FACILITY OVERVIEW

|                                   |                                                                                                                                                                                                            |                               |                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-----------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Property address:</b>          | 81 Page Drive, Franklin, KY 42134                                                                                                                                                                          | <b>Ventilation:</b>           | Ceiling suspended fans and wall-mounted louvers                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Size:</b>                      | 250,000 square feet                                                                                                                                                                                        | <b>Lighting:</b>              | LED                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Ground:</b>                    | 34.23 Acres                                                                                                                                                                                                | <b>Ceiling Heights:</b>       | 21' 3"– 26' clear                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Office:</b>                    | Approximately 3,500 SF front office includes: (3) Private offices, (1) large office, conference room, and break room                                                                                       | <b>Power:</b>                 | <ul style="list-style-type: none"> <li>800a/277/480v 3p300 KVA pad mounted transformer</li> <li>Additional 5 MW from WRECC upon notice. Needs above 5MW require TVA study.</li> </ul>                                                                                                                                                                                                                                 |
| <b>OPEX:</b>                      | CAM: \$0.38 PSF<br>Insurance: \$0.22 PSF<br>Real Estate Tax: \$0.52 PSF<br>Total: \$1.12 PSF                                                                                                               | <b>Utilities:</b>             | <b>Water:</b> Supplied by the City of Franklin<br><b>Sewer:</b> Supplied by the City of Franklin <ul style="list-style-type: none"> <li>10" main line</li> <li>One 6" line</li> <li>One 4" line to building</li> </ul> <b>Natural Gas:</b> Supplied by the City of Franklin <ul style="list-style-type: none"> <li>4" line on Page Drive</li> <li>6" line on Scottsville Road</li> <li>2" line to building</li> </ul> |
| <b>Date of Construction:</b>      | 2003                                                                                                                                                                                                       | <b>Heat:</b>                  | (2) Applied Air gas-fired floor mounted units 5,000,000 BTUs                                                                                                                                                                                                                                                                                                                                                          |
| <b>Construction:</b>              | <b>Floors:</b> 6" Floor thickness<br><b>Walls:</b> Split-faced block with vinyl-backed Insulated<br><b>Column:</b> Steel pole<br><b>Ceiling:</b> Vinyl-backed insulated metal<br><b>Roof:</b> Metal        | <b>Transportation:</b>        | <ul style="list-style-type: none"> <li>15-miles to Bowling Green, KY and 40 miles to Nashville TN.</li> <li>¼ mile to I-65 Interchange and 6 miles to the Kentucky Tennessee state line.</li> </ul>                                                                                                                                                                                                                   |
| <b>Column Spacing:</b>            | 50' x 50'                                                                                                                                                                                                  | <b>Zoning Classification:</b> | Industrial                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Condition of the property:</b> | Excellent                                                                                                                                                                                                  | <b>Last Use:</b>              | Distribution                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Paved Parking:</b>             | 100 paved parking spots                                                                                                                                                                                    | <b>Fencing/Security:</b>      | Fenced with gated access                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Expansion:</b>                 | 100,000 SF Expansion opportunity east and southeast of building                                                                                                                                            | <b>Possession:</b>            | Available                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Sprinkler System:</b>          | <ul style="list-style-type: none"> <li>Wet System</li> <li>Density 0.2 GPM/SF</li> <li>Designed area of discharge: 1500/100 SF</li> <li>Flow rate: 551.7 GPM</li> <li>Residual pressure: 71 psi</li> </ul> | <b>Miscellaneous:</b>         | <ul style="list-style-type: none"> <li>Exterior lighting</li> <li>(3) Dock area offices with bathrooms</li> <li>Covered exterior smoking hut</li> </ul>                                                                                                                                                                                                                                                               |
| <b>Truck Loading:</b>             | <ul style="list-style-type: none"> <li>Front-loaded</li> <li>(38) 8'x10' tailgate doors with levelers</li> <li>(2) 12'x20' Drive-in doors</li> <li>75' concrete truck court</li> </ul>                     |                               |                                                                                                                                                                                                                                                                                                                                                                                                                       |

## FACILITY PHOTOS



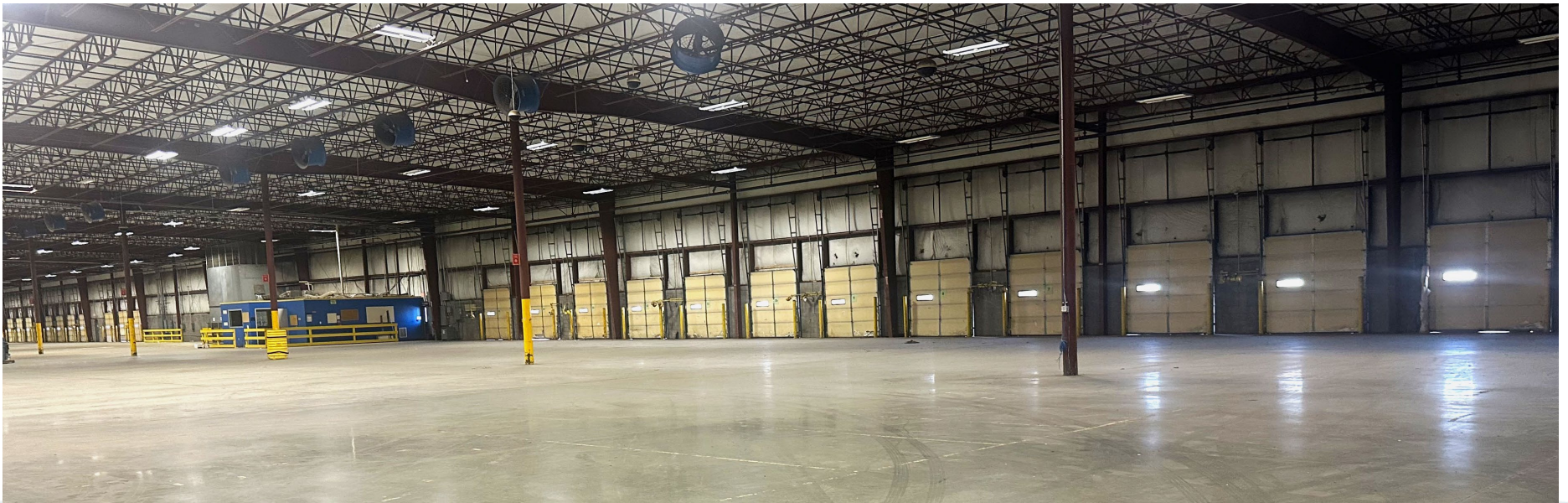


## FACILITY PHOTOS





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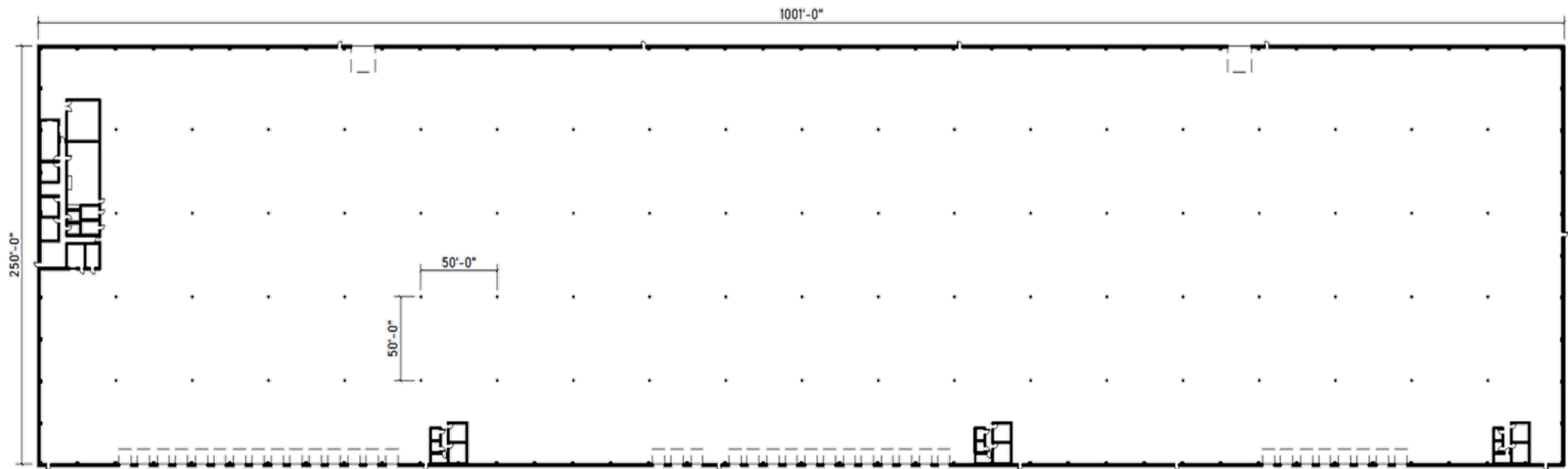






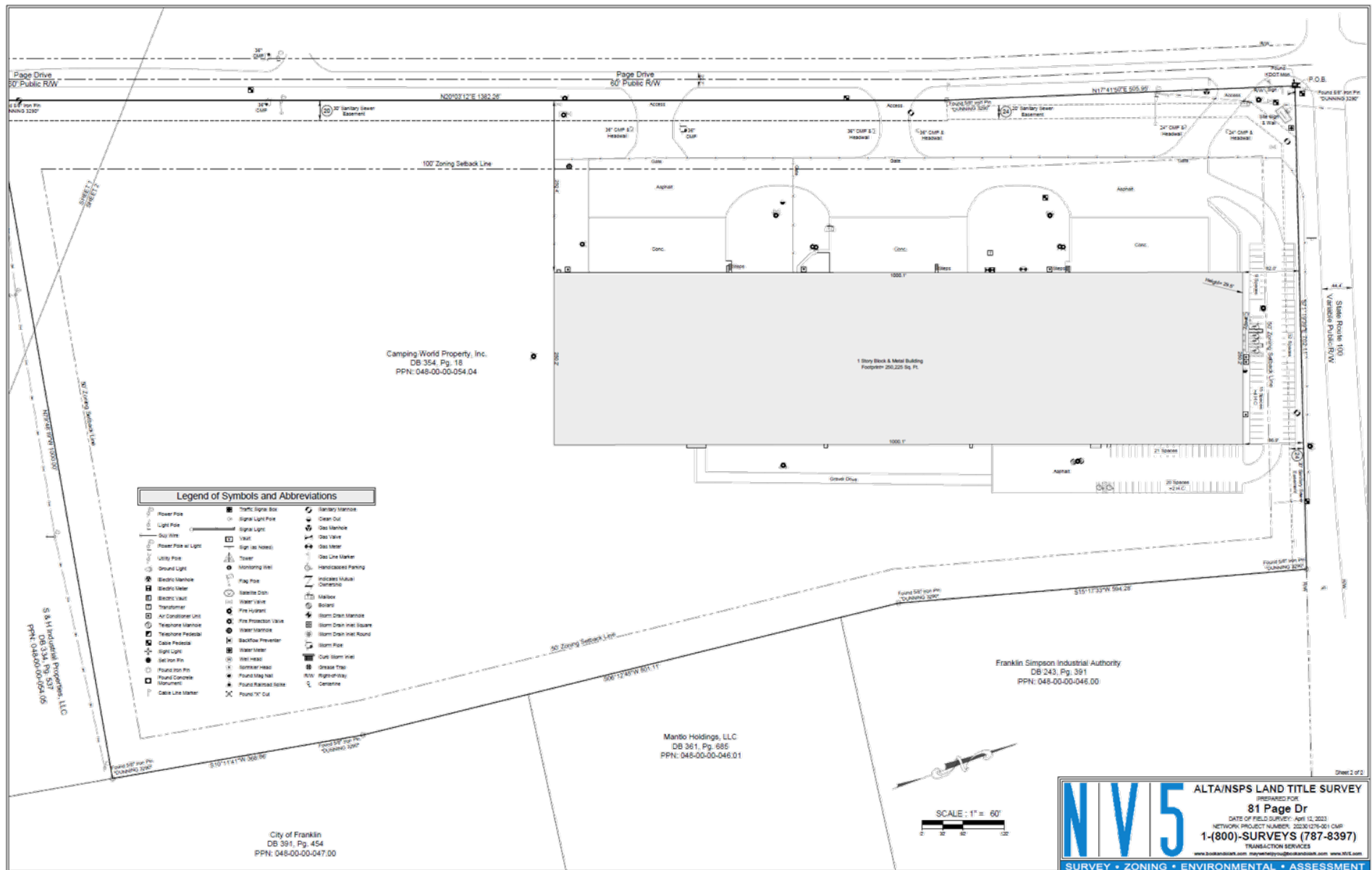


# FLOORPLAN





# SURVEY





## LOCATION OVERVIEW



### INTERSTATES & HIGHWAYS

0.6 miles to I-65  
4.6 miles to 31W Highway  
43 miles to I-165



### AIRPORT

20.8 miles to Bowling Green-Woodhurst  
19.4 miles to Russellville-Logan County  
12.0 miles to Portland Municipal Airport  
52.4 miles to Nashville International



### PARCEL HUB

3.6 miles to the FedEx Store  
3.8 miles to the UPS Store  
4.5 miles to USPS

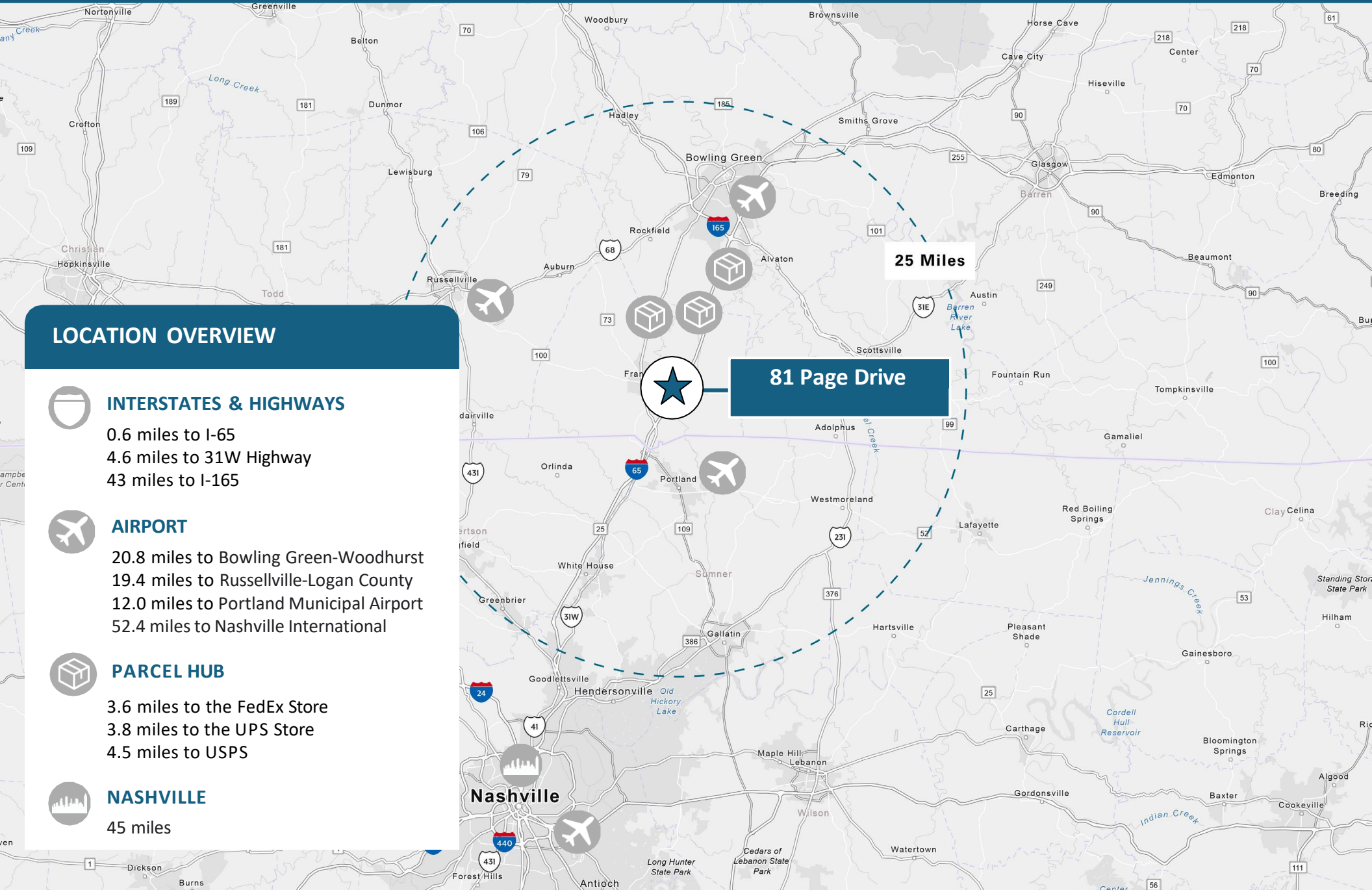


### NASHVILLE

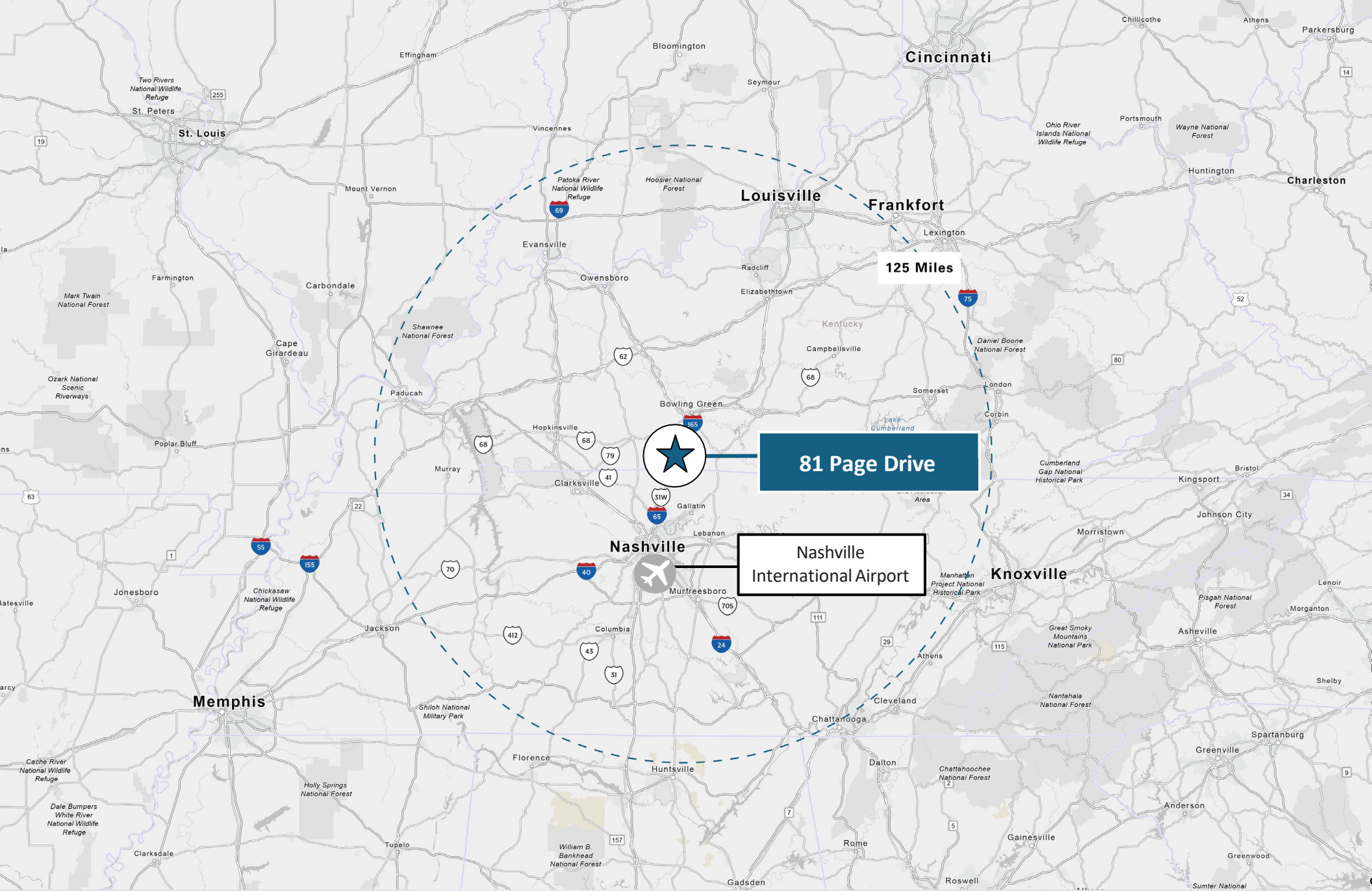
45 miles

81 Page Drive

25 Miles









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**\$2.5B**  
annual revenues\*

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professionals

**~170**  
office locations

**~1.7T**  
Transaction volume  
2022 + 2023

\*Includes Newmark and independently owned offices.

Prepared by:

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Newmark has implemented a proprietary database, and our tracking methodology has been revised. With this expansion and refinement in our data, there may be adjustments in historical statistics including availability, asking rents, absorption and effective rents. Newmark Research Reports are available at [ngkf.com/research](https://ngkf.com/research).

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