

TURN-KEY INDUSTRIAL FACILITY

13.97 ACRES • I-2 ZONED • I-65 ACCESS AT EXIT 2

Franklin, Kentucky

ASKING PRICE: \$2,250,000



Aerial view of the 13.97-acre property — boundary lines are approximate

Position Your Business for Growth

THE OPPORTUNITY

A rare chance to acquire a fully-equipped, ready-to-operate industrial property. This 13.97-acre I-2 zoned site sits on Witt Road just minutes from I-65 at Exit 2 in Franklin, Kentucky — offering existing buildings, established infrastructure, and immediate interstate access. Whether you're scaling manufacturing, warehousing, logistics, or distribution operations, this property is built to move your business forward from day one.

WHY THIS PROPERTY STANDS OUT

- **Scale & Flexibility** — nearly 14 acres of I-2 zoned land, ready for owner-users, manufacturers, distributors, or investors.
- **Prime Interstate Access** — direct connectivity to I-65 puts your operation minutes from major Kentucky and Tennessee freight corridors.
- **Turn-Key Infrastructure** — a high-spec, 40' x 90' steel-constructed metal building fitted with 3-phase power, high-speed fiber internet, county water, and two private wells.
- **Built-In Security & Reliability** — full security camera coverage plus a Generac back-up generator keep operations protected and running.

- **Rare Bonus Asset** — a 4,500 sq ft flex/greenhouse structure with a world-class, fully automated growing system: rolling grow benches, automated shade curtains, integrated lighting, and climate-control fans — ideal for horticulture, covered storage, or conversion to operational space.
- **Positioned in a Growth Corridor** — located near Project WAVE, a 200-acre distribution development bringing Kroger and 400+ new jobs, plus Gateway 65 Industrial Park just across the state line in Sumner County, TN.

PROPERTY SPECIFICATIONS

Location	Witt Road, Franklin, Kentucky (Simpson County)
Interstate Access	I-65, Exit 2 — minutes away
Total Acreage	13.97 acres
Zoning	I-2 (Heavy Industrial)
Primary Building	40' x 90' high-spec steel-constructed facility
Power	3-phase electric service
Internet	High-speed fiber-optic
Water	County water plus two private wells
Security	Full camera system + Generac back-up generator
Flex/Greenhouse Space	4,500 sq ft with retractable shading; automated grow system (rolling benches, shade curtains, integrated lighting & climate control)
Ideal Uses	Manufacturing, warehousing, logistics, distribution, commercial operations, horticulture, owner-user expansion

A REGION ON THE RISE

Simpson County and neighboring Sumner County, Tennessee are rapidly emerging as a premier logistics, distribution, and industrial corridor — anchored by Project WAVE's 200-acre distribution development and the growing Gateway 65 Industrial Park on Vaughn Parkway. Don't just follow industrial growth — position your business to benefit from it.

SCHEDULE YOUR PRIVATE TOUR TODAY

Properties combining acreage, infrastructure, zoning, and interstate access rarely stay on the market long.

View the Full Listing:

www.ucheartlandauctions.com/properties/ky/turn-key-industrial-facility-13-acres-in-franklin-ky-for-sale/1141615/