



## 400 Shotwell Drive

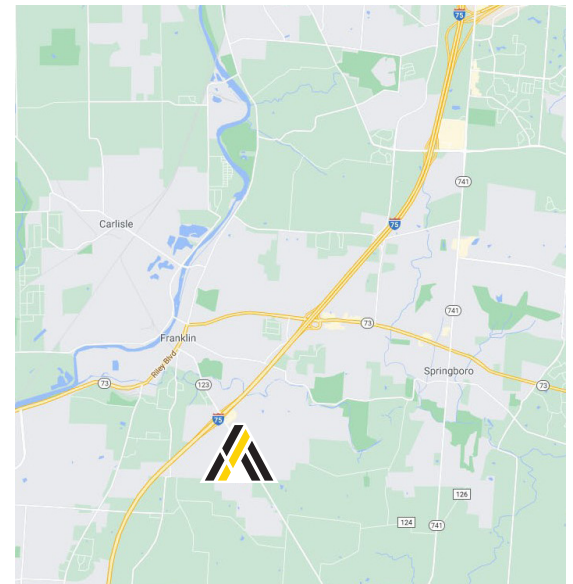
Franklin, Ohio 45005

**LEASE RATE:**  
\$5.50 PSF NNN

**SALE PRICE:**  
\$3,000,000

### Property Highlights

- 62,000± SF Building on 5.868± acres with an adjacent 8.488± acre lot for expansion
- 3,000± SF Office plus 1,000± SF of lab area
- Available April 1, 2021
- 5 Docks, 4 Fully equipped docks
- 1 OH Door (10' x 14')
- T5 Lighting
- 1,000 and 1,200 amp 480 volt 3 phase electric service
- Gas radiant heat
- Entire building is climate controlled, sprinklered and covered by ADT Security and Fire system



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## Building Specifications

<b>Available:</b>	62,000± SF on 5.868± acres with an adjacent 8.488± acre lot for expansion. Lot is engineered for 80,000 SF expansion.
<b>Docks:</b>	5 Docks, 4 Fully equipped docks
<b>OH Doors:</b>	1 (10' x 14')
<b>Ceiling Height:</b>	15'3" - 18'2"
<b>Construction:</b>	Built in 1996 and expanded in 1998
<b>Roof:</b>	Metal roof inspected by Centimark Roofing in 2019 - no leaks found
<b>Electrical:</b>	1,000 Amp and 1,200 Amp 480 Volt
<b>Sprinkler System:</b>	Wet Sprinkler
<b>Lighting:</b>	Entire building T5 lighting
<b>Heating:</b>	Gas radiant heat
<b>Climate Control:</b>	Entire building
<b>Building Contains:</b>	Quality lab, shipping & receiving offices, tool crib, welding shop, break room
<b>Restrooms:</b>	3 Sets
<b>Parking:</b>	40 Car blacktop parking lot
<b>Equipment:</b>	Air Compressor may stay, all equipment to be removed from building by end of 2020

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## Photos



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## Photos



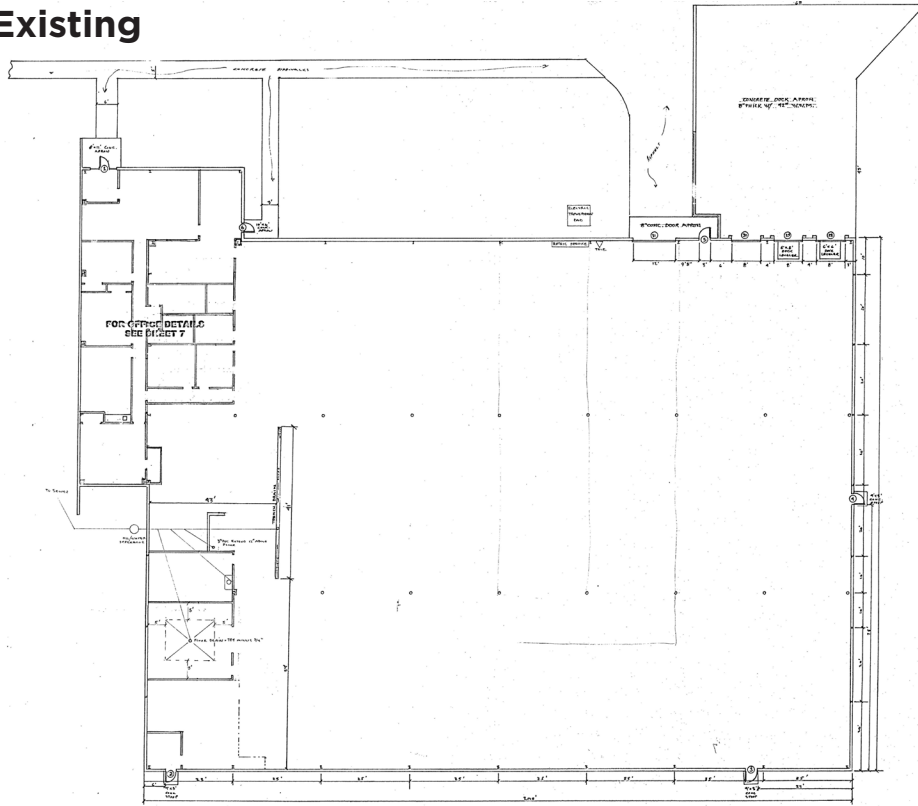
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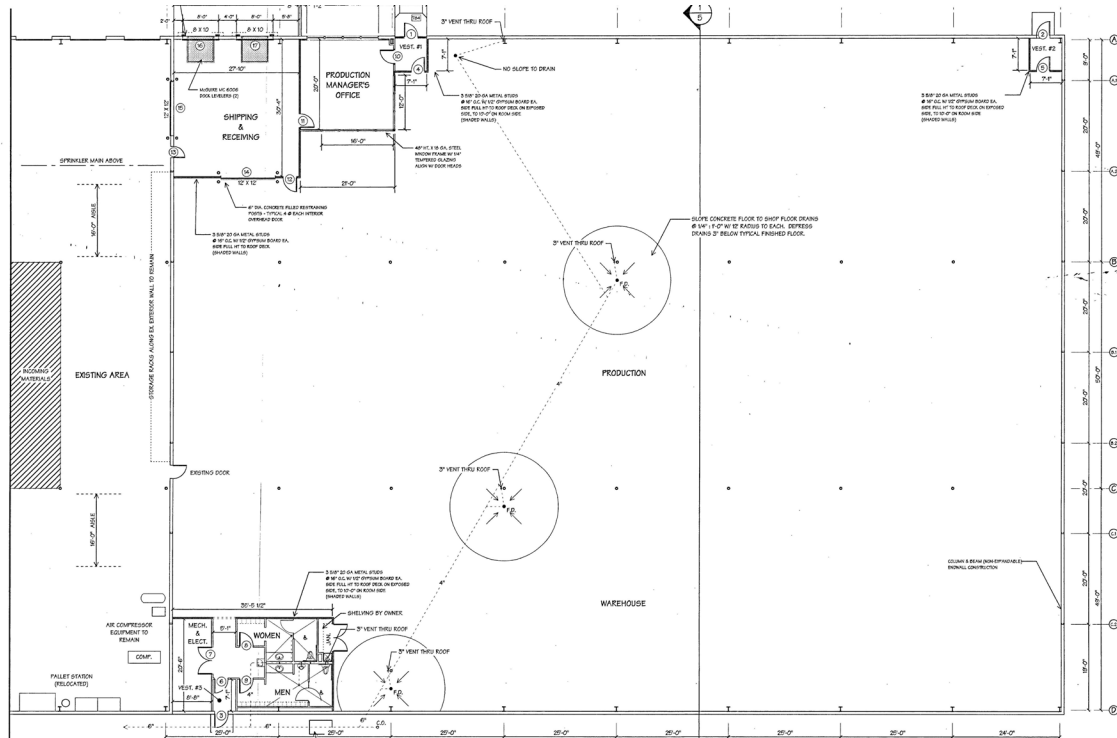
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## Floor Plan - Existing



## Floor Plan - Expansion



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## Aerial



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