



## AVAILABLE

FOR LEASE | INDUSTRIAL OPPORTUNITY

±12,000 SQUARE FEET

±1 ACRE ADDITIONAL REAR LAND

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**1400 COMMERCE PARKWAY FRANKLIN, INDIANA 46131**

POSITIONED IN THE HEART OF FRANKLIN, INDIANA THIS PROPERTY OFFERS EXCELLENT ACCESSIBILITY WITH CONVENIENT ACCESS TO INTERSTATE 65. THE SPACE FEATURES IDEAL FLEX FUNCTIONALITY, INCLUDING A FULLY AIR-CONDITIONED WAREHOUSE AND HIGH CLEAR HEIGHTS THAT SUPPORT A VARIETY OF USES. LOCATED ON A HARD CORNER DIRECTLY ACROSS FROM HURRICANE INDUSTRIAL PARK, THE SITE BENEFITS FROM STRONG VISIBILITY AND SURROUNDING INDUSTRIAL ACTIVITY. ADDITIONALLY, THE PROPERTY INCLUDES EXCESS LAND IDEAL FOR LEASE OR FUTURE EXPANSION AND IS SITUATED WITHIN A DENSE LABOR MARKET, MAKING IT WELL-SUITED FOR A WIDE RANGE OF BUSINESSES.

# THE PROPERTY

AVAILABLE | **FOR LEASE**

SQUARE FOOTAGE | **±12,000**

TYPE | **INDUSTRIAL**

WAREHOUSE | **±7,500 SF**

OFFICE | **±4,500 SF (DEMISABLE)**

ADDITIONAL REAR LAND OPPORTUNITY | **±1 ACRE**

LEASE RATE | **CONTACT BROKER**

ZONING | **IG (INDUSTRIAL GENERAL)**

YEAR BUILT | **2014**

YEAR RENOVATED | **2026**

CONSTRUCTION TYPE | **STEEL FRAME**

CEILING HEIGHT | **20'**

PARKING SPACES | **30 TOTAL**

DOCK DOOR | **ONE | 8'X10'**

GRADE-LEVEL DOOR | **ONE | 12'X12'**

POWER TYPE | **400 AMP | 208 VOLTS | 3 PHASE**

LIGHTING | **LED**

**JOHNSON COUNTY**

INTERSTATE ACCESS



TRAFFIC COUNTS

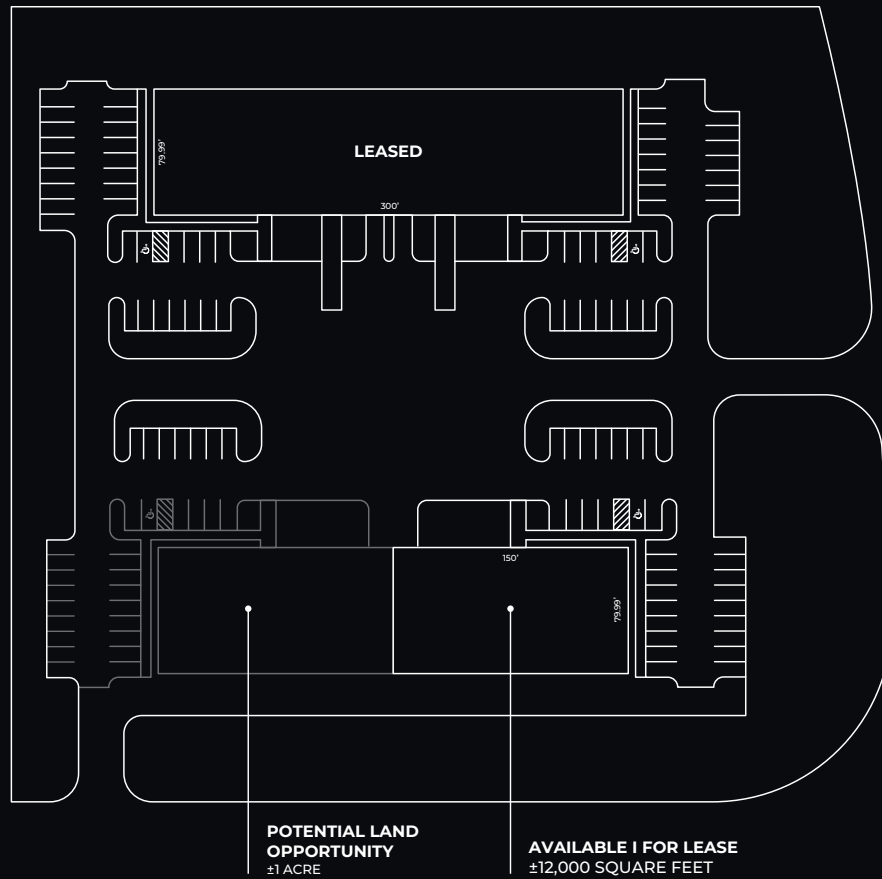
INTERSTATE 65 | **52,843 VPD**



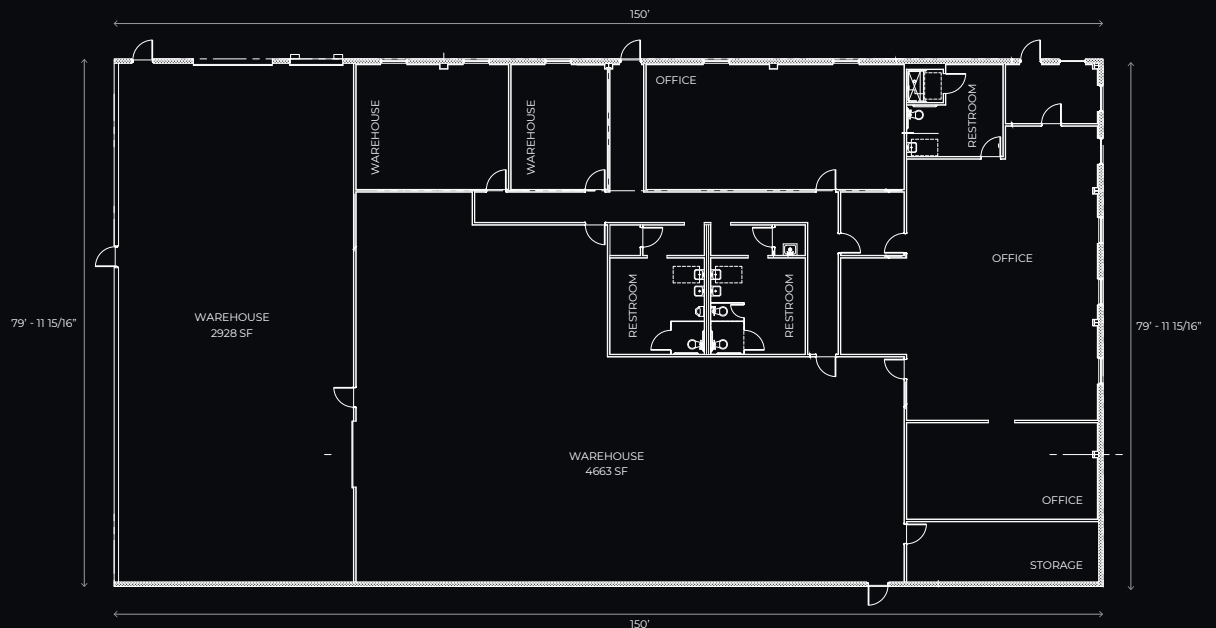
# PROPERTY HIGHLIGHTS

- PRIME LOCATION IN THE HEART OF FRANKLIN'S INDUSTRIAL HUB
- CONVENIENT ACCESS TO I-65
- IDEAL FLEX SPACE CONFIGURATION
- FULLY AIR-CONDITIONED WAREHOUSE
- HIGH CLEAR HEIGHTS ALLOWING FOR EFFICIENCY & RACKING
- PROMINENT HARD CORNER DIRECTLY ACROSS FROM HURRICANE INDUSTRIAL PARK
- LOCATED WITHIN A DENSE INDUSTRIAL LABOR MARKET
- ADDITIONAL LAND AVAILABLE FOR LEASE OR EXPANSION

# SITE PLAN



# FLOOR PLAN





**POTENTIAL LAND OPPORTUNITY**



# LOCATION

## STRATEGIC SOUTH SUBMARKET WITH CONTINUED INDUSTRIAL MOMENTUM

LOCATED JUST SOUTH OF INDIANAPOLIS IN JOHNSON COUNTY, FRANKLIN, INDIANA HAS EMERGED AS A HIGHLY ATTRACTIVE MARKET FOR INDUSTRIAL USERS SEEKING ACCESSIBILITY, AFFORDABILITY, AND LONG-TERM GROWTH POTENTIAL. POSITIONED WITHIN ONE OF CENTRAL INDIANA'S FASTEST-GROWING COUNTIES, THE AREA BENEFITS FROM STRONG REGIONAL CONNECTIVITY, A PRO-BUSINESS ENVIRONMENT, AND SUSTAINED ECONOMIC EXPANSION.

FRANKLIN SITS WITHIN THE INDIANAPOLIS MSA, OFFERING IMMEDIATE ACCESS TO MAJOR TRANSPORTATION CORRIDORS AND A DEEP REGIONAL LABOR POOL. JOHNSON COUNTY'S ECONOMY HAS EXPERIENCED SIGNIFICANT GROWTH IN RECENT YEARS EXPANDING OVER 10% BETWEEN 2020 AND 2022, WITH CONTINUED MOMENTUM EXPECTED TO OUTPACE BOTH STATE AND NATIONAL AVERAGES.



THE LOCAL WORKFORCE IS BOTH STABLE AND ACCESSIBLE, SUPPORTED BY A HIGH EMPLOYMENT RATE OF OVER 96% AND A STRONG MIX OF SKILLED LABOR ACROSS MANUFACTURING, LOGISTICS, AND SERVICE SECTORS. FRANKLIN'S PROXIMITY TO INDIANAPOLIS ALLOWS COMPANIES TO TAP INTO A BROADER LABOR BASE WHILE MAINTAINING LOWER OCCUPANCY COSTS AND OPERATIONAL EFFICIENCIES.

THE MARKET IS ANCHORED BY A DIVERSE ECONOMIC BASE, WITH MANUFACTURING REMAINING A KEY DRIVER ALONGSIDE HEALTHCARE, RETAIL, AND DISTRIBUTION INDUSTRIES. MAJOR GLOBAL EMPLOYERS, INCLUDING TOYOTA, MITSUBISHI, NSK, AND KYB HAVE ESTABLISHED OPERATIONS IN THE AREA, REINFORCING FRANKLIN'S POSITION AS A PROVEN INDUSTRIAL LOCATION.

WITH CONTINUED POPULATION GROWTH, ONGOING INFRASTRUCTURE INVESTMENT, AND LIMITED INDUSTRIAL SUPPLY IN KEY POCKETS OF THE SOUTH SUBMARKET, FRANKLIN PRESENTS A COMPELLING OPPORTUNITY FOR TENANTS SEEKING WELL-LOCATED SPACE WITHIN A HIGH-PERFORMING AND EVOLVING LOGISTICS CORRIDOR.

## MAJOR RETAILERS

POPULATION AND HOUSING	1mi	3mi	5mi
POPULATION 2025	2,237	28,705	48,894
POPULATION PROJECTED 2030	2,378	29,478	51,157
AVERAGE HH INCOME	\$86,420	\$100,651	\$107,213
TOTAL HOUSEHOLDS 2025	879	10,668	17,934
HOUSEHOLDS PROJECTED 2030	943	11,039	18,910
INCOME AND BUSINESS	1mi	3mi	5mi
TOTAL BUSINESSES	219	1,058	1,467
SIC CODE: MANUFACTURING	34	70	93
TOTAL EMPLOYEES	3,542	14,164	18,667
TOTAL RESIDENTIAL POPULATION	2,237	28,705	48,894
EMPLOYEE/RESIDENTIAL POPULATION RATIO (PER 100)	158	49	38



## FRANKLIN, INDIANA



### A MARKET QUIETLY OUTPERFORMING.

FRANKLIN, INDIANA SITS JUST SOUTH OF INDIANAPOLIS, BUT INCREASINGLY, IT STANDS ON ITS OWN.

WITH SUSTAINED ECONOMIC GROWTH, A HIGHLY EMPLOYED WORKFORCE, AND EXPANDING INDUSTRIAL DEMAND, THE MARKET HAS BECOME A STRATEGIC DESTINATION FOR COMPANIES SEEKING EFFICIENCY WITHOUT SACRIFICING ACCESS. ANCHORED BY GLOBAL MANUFACTURERS AND SUPPORTED BY STRONG DEMOGRAPHICS, FRANKLIN CONTINUES TO ATTRACT USERS LOOKING FOR LONG-TERM POSITIONING WITHIN ONE OF CENTRAL INDIANA'S MOST RELIABLE GROWTH CORRIDORS.

# INDIANAPOLIS, INDIANA



INDIANAPOLIS, THE INDUSTRIAL ANCHOR OF INDIANA, IS ALSO RECOGNIZED AS ONE OF THE COUNTRY'S MOST STRUCTURALLY VIABLE BUSINESS HUBS. THE CITY OFFERS NUMEROUS CLASS I RAILWAY INTERSECTIONS, INTERSTATE CORRIDORS, DIRECT ACCESSIBILITY TO INTEGRAL PORT SYSTEMS, AND MULTIPLE CARGO AIRPORTS. THESE TRANSPORTATION RESOURCES MAKE DELIVERING PRODUCTS AND INFORMATION TO CUSTOMERS NATIONWIDE EASY. ACCORDING TO THE GOVERNOR OF INDIANA, ERIC J. HOLCOMB, COMPANIES WNEED A PLACE OF FINANCIAL AFFORDABILITY, STABILITY, AND A REDUCED REGULATORY BURDEN. FOR THESE REASONS, INDIANAPOLIS' INDUSTRIAL ECONOMY CONTINUES TO EXPERIENCE AN UPWARD TREND OF MIGRATING AND EXPANDING COMPANIES. OVER THE YEARS, THE UNYIELDING ADVANCEMENT OF LOGISTICAL INFRASTRUCTURE HAS TRANSFORMED THE CITY INTO AN ADVANTAGEOUS LOCATION FOR SUPPLY DISTRIBUTION, ATTRACTING SOME OF THE NATION'S TOP INTERMODAL CARRIERS LIKE XPO LOGISTICS, FEDEX, AND J.B. HUNT. THESE BUSINESSES HAVE STRATEGICALLY PLACED THEIR OPERATIONS TO EXTEND THEIR MARKET REACH, REDUCE INVENTORY, AND IMPROVE THEIR BOTTOM LINE.



## INDIANA PORTS - UNMATCHED ACCESS TO BIG INDUSTRY

- 3 international maritime ports provide global access to the world's most productive industrial & agricultural regions
- Bringing \$7.8B per year to Indiana's economy, handling over 25M tons of cargo yearly

**NW** Burns Harbor  
**SE** Jeffersonville  
**SW** Mt Vernon



## INDIANA RAIL - A STRONG TRACK RECORD

- 3 Class I systems pass thru — CSXT, Canadian National, Norfolk Southern, plus 39 Class II & Class III railroads
- 4th in U.S. in number of railroads operating - 7th in carloads handled - 10th in millions of tons handled
- Indiana's freight traffic flow forecast to increase 60% by 2040
- Extensive transloading capabilities via privately-owned Indiana Rail Road Co., a 500-mile railroad logistics provider with national rail network access via Chicago/Indy gateway



## INDIANAPOLIS INT'L AIRPORT

- 2nd largest FedEx air hub worldwide
- Serves as FedEx's national aircraft maintenance operations
- 8th largest cargo airport in U.S.
- 11th year named "Best Airport in North America"



## INDIANA AIRPORTS - LOGISTICS NETWORK

- Commercial/Freight users have 5 airports to access
- GCIA — a key economic driver in NW Indiana, awarded \$6M federal grant to expand/upgrade its air cargo infrastructure



## INDIANA ROADS — UNRIVALED CONNECTIVITY

- 8 interstates intersect the state making Indiana #1 in U.S. in pass-thru highways
- I-65 and I-70, both considered major NAFTA logistic corridors & part of the IFDC network (Inland Freight Distribution Cluster)
- 40+ major cities & 75% of U.S. population within 1-day drive
- 5th busiest state for commercial freight traffic

**1st** in U.S. for manufacturing output

**1st** best state to start a business

**2nd** # Manufacturing Jobs (% of workforce)

**3rd** leading state in biotechnology exports

## ABOUT BRIGHTPOINT REAL ESTATE

BRIGHTPOINT REAL ESTATE HAS REDEFINED THE BUSINESS OF REAL ESTATE, MODERNIZING AND ADVANCING THE INDUSTRY BY FOSTERING A CULTURE OF PARTNERSHIP IN WHICH ALL CLIENTS AND LISTINGS ARE REPRESENTED IN A COLLABORATIVE ENVIRONMENT BY OUR EXPERT AGENTS.

OUR EXPERTS OFFER A PERSONALIZED SERVICE IN ALL ASPECTS OF THE REAL ESTATE INDUSTRY. WE REPRESENT CLIENTELE WHO BUY, BUILD, OCCUPY AND INVEST IN A VARIETY OF ASSETS INCLUDING OFFICE, INDUSTRIAL, RETAIL, MULTI-FAMILY, AND LAND REAL ESTATE.

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# BRIGHTPOINT

REAL ESTATE

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