

FOR LEASE
2,400 SF Industrial Space in
Franklin

1551 AMY LANE
Franklin, IN 46131

PRESENTED BY:

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PROPERTY SUMMARY



360° VIRTUAL TOUR

OFFERING SUMMARY

AS-IS LEASE RATE:	\$2,500 Per Month + NNN
\$24,000 TI ALLOWANCE LEASE RATE:	\$3,000 Per Month + NNN
AVAILABLE SF:	2,400 SF
DRIVE-INS:	(1) 12' Drive-In
POWER:	3-Phase 200amp 120/208V
LOT SIZE:	1.04 Acres

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PROPERTY HIGHLIGHTS

- Newly constructed industrial building with 2,400 SF available for immediate occupancy in Franklin
- Parking available on site
- Excellent connectivity to I-65 and US 31
- 13'6" Clear Height | Heavy 3-phase power
- \$10/SF TI Allowance Covers: Office, Bathroom & HVAC

ADDITIONAL PHOTOS



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SVN | NORTHERN COMMERCIAL 3

PRIVATE DRIVE-IN AND ACCESS DOOR

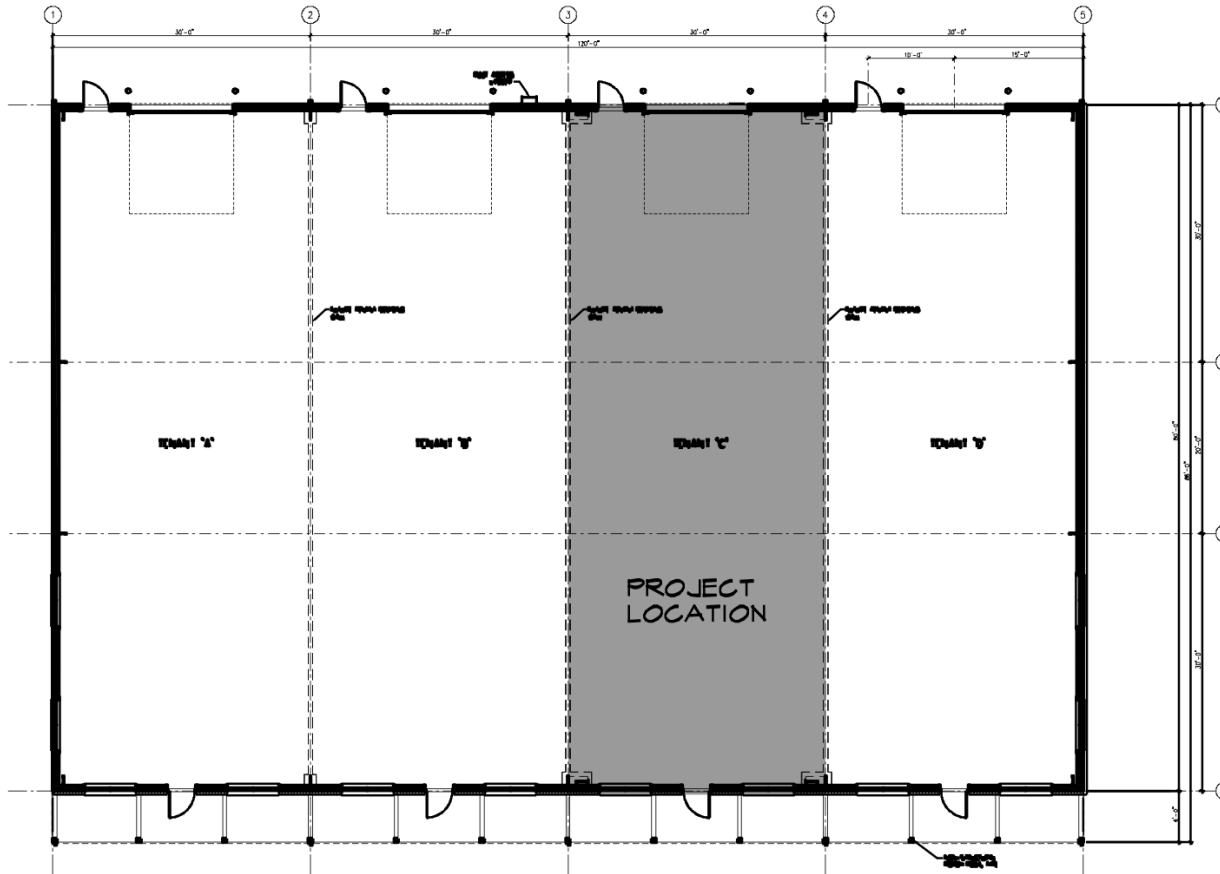


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FLOOR PLAN



OVERALL FLOOR PLAN
SCALE: 1/8" = 1'-0"



SFILES

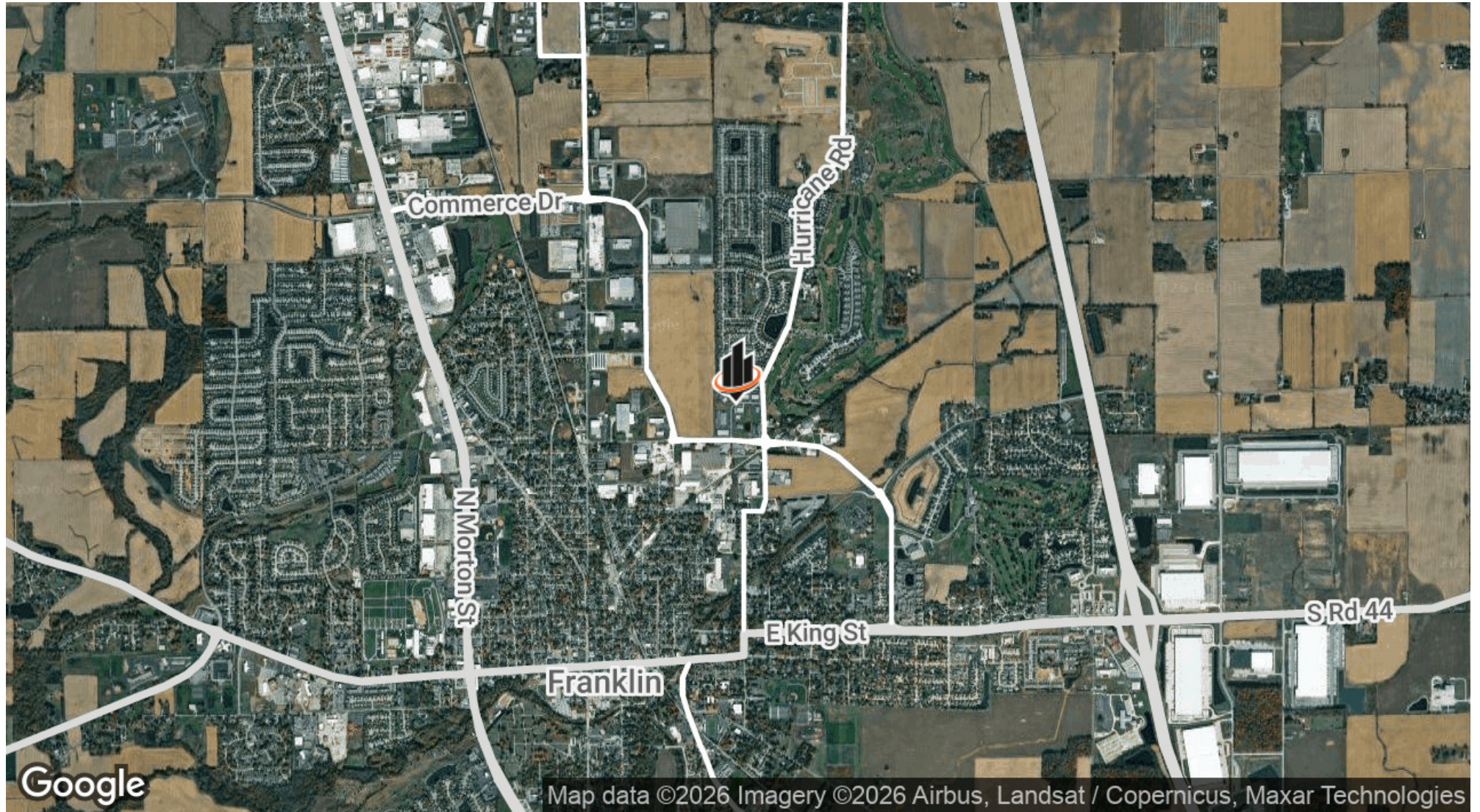
SDATES

STIMES

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LOCATION MAP



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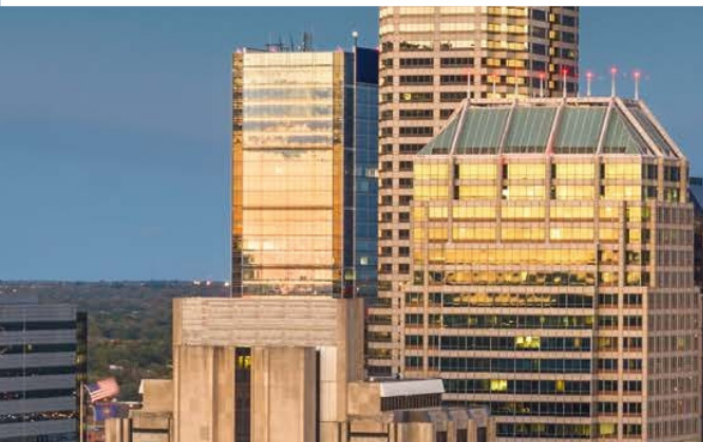
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#1
 State in Site Selection
 Magazine's 2025 Global
 Groundwork Index
 (Infrastructure Readiness & Corporate
 Facility Investment)

2 Million+
Workforce
 including top talent from
 Purdue, IU, Notre Dame,
 and Butler University



#2 in the nation for
 manufacturing employment
 share

#10 best business tax
 climate (Tax Foundation 2024)

WHY COMPANIES CHOOSE INDY

Consistent top rankings for infrastructure, business climate, and workforce make Indiana a magnet for logistics, advanced manufacturing, and corporate investment. Indianapolis offers the scale, speed, and connectivity national brands need — with Midwest costs and global reach.

**CHOOSE
 INDIANAPOLIS**



724 million tons
 freight travels
 through Indiana
 annually, making it
 the 5th busiest state
 for commercial
 freight traffic.



25 million tons
 handled annually
 by Indiana's three
 ports, driving \$7.8B in
 statewide economic
 impact.



80% of U.S. /
 Canadian population
 reachable within a
 24-hour drive from
 Indiana, thanks to
 the state's central
 location and highway
 network.



2nd largest
 global hub of
 FedEx Express
 at Indianapolis
 International Airport
 (IND), underscoring
 Indiana's air-cargo
 strength.



\$55B
 in annual goods exports (2024)

60%
 forecasted increase in
 Indiana's freight flow by 2040

8
 major interstates intersect
 Indiana, connecting 75% of
 the U.S. population within
 one-day's drive

About SVN

SVN® is the world's leading commercial real estate franchise and the only **Employee-Owned Public Benefit Corporation** in the industry. SVN's growing network includes over 2,000 Advisors staff, and independent owner-operators who support clients across markets.

Built on a foundation of innovation, collaboration, and shared success, SVN Advisors openly share data, knowledge, and opportunities across the entire commercial real estate industry. This industry-leading **Shared Value Network®** approach delivers better outcomes for clients and expands access to deals and information nationwide.

SVN believes that a healthy commercial real estate market is at the heart of every thriving community. As a Public Benefit Corporation, SVN is committed to creating Shared Value by aligning strong business performance with meaningful, lasting impact — for our clients, our communities, and the commercial real estate industry.

This is the SVN Difference