

FOR SALE OR LEASE

800 Industrial Dr

Franklin, IN 46131

Extensive Property Renovations
Nearing Completion (Q3 2025)



Property Highlights

- ±64,480 SF industrial building on ±20.32 acres
- Extensive property renovations nearing completion (Q3 2025)
- Rail access provided by Louisville & Indiana Railroad
- Zoned for Industrial General (Heavy Industrial)
- On-site expansion opportunities available
- Situated within the heart of Franklin's manufacturing hub
- Strategically positioned with access to a strong local workforce
- Convenient proximity to I-65 and immediate access to US-31



Korey Ryan SIOR
765 520 6662
korey.ryan@colliers.com

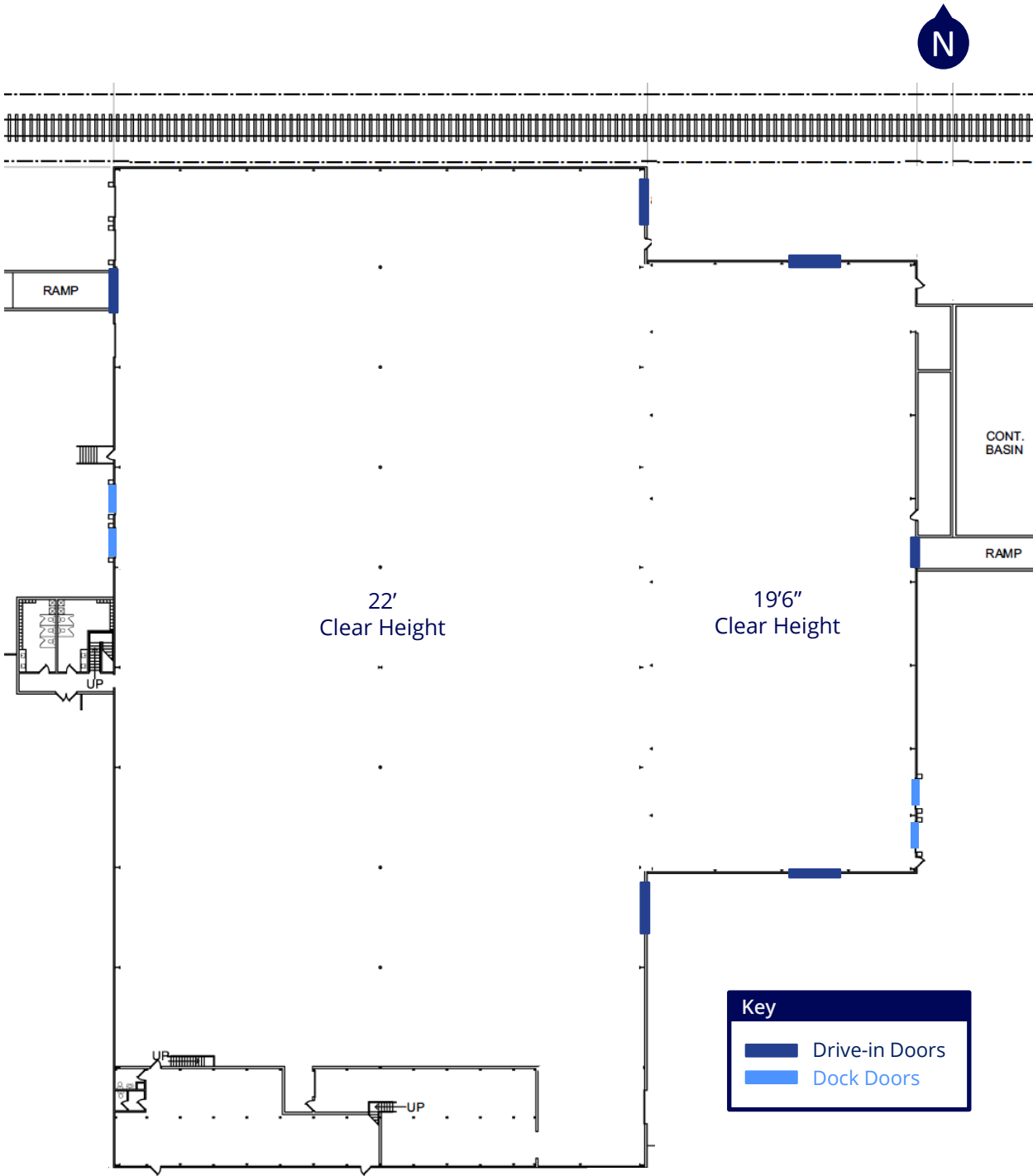
Brian Dell SIOR
317 507 9875
brian.dell@colliers.com



Property Specifications

Total Building	±64,480 SF
Warehouse	±62,580 SF
Office	±1,900 SF
Mezzanine	±4,340 SF (Not included in Total SF)
Clear Height	19'6" - 22'
Drive-in Doors	6 – More can be added
Dock Doors	4 – More can be added
Columns	30' x 80' & Clear span
Lighting	LED with motion sensors
Power	1200 Amp, 480V, 3-Phase
Roof	TPO (New 2024)
Land	±20.32 Acres
Zoning	IG (Heavy Industrial)
Railroad	Louisville & Indiana

Recent Improvements (2024/2025)	New TPO Roof
	Building Exterior Replaced
	Building Insulation Installed
	Interior/Exterior Lighting
	Office Renovated
	Warehouse Renovated
	New Drive-in Doors
	All Loading Doors Serviced or Replaced



4.5 Miles

65

N

LOUISVILLE
& INDIANA
RAILROAD

Rail Access

Industrial Dr

Property Snapshot



±64,480 SF



±20.32 Acres



Zoned IG



Rail Access

Water Tower

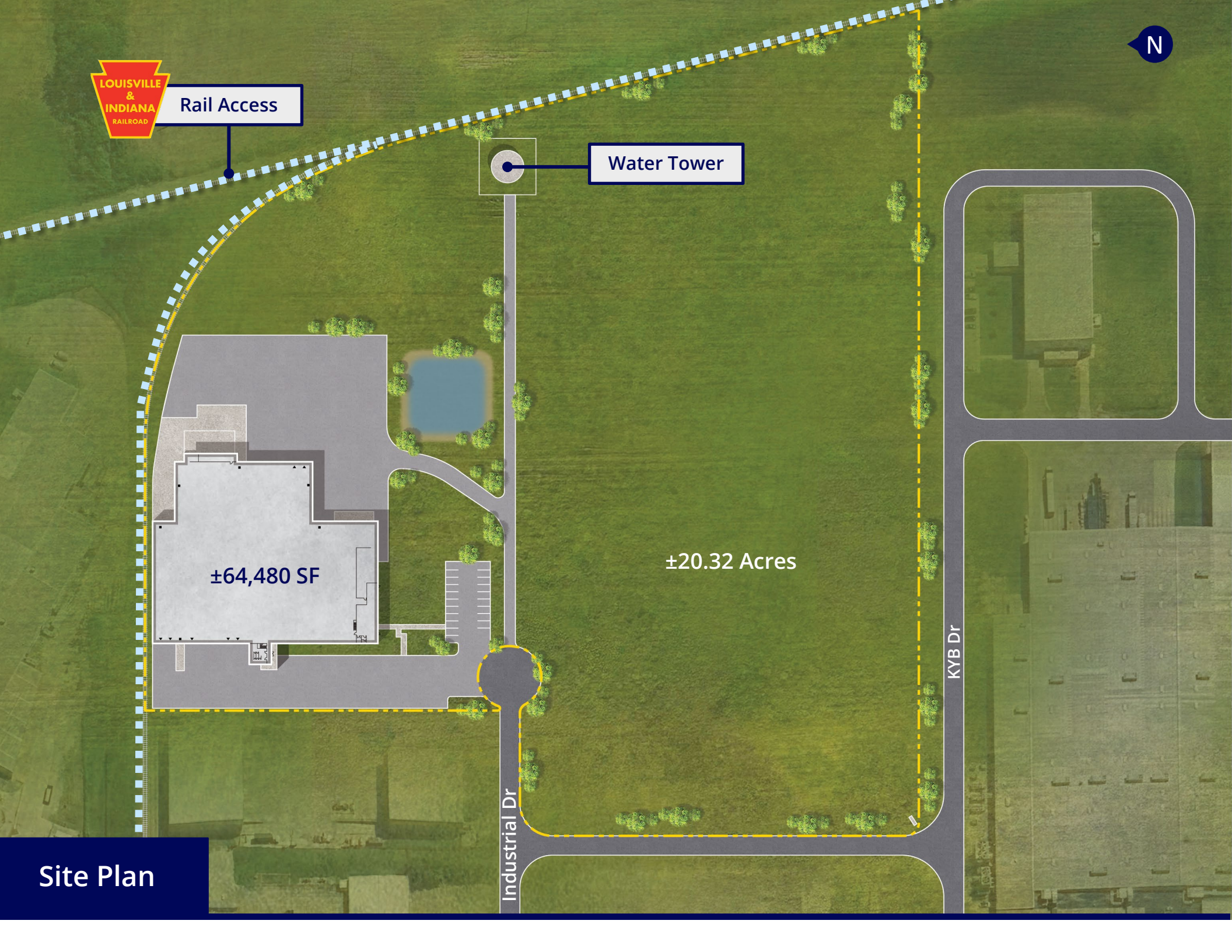
±64,480 SF

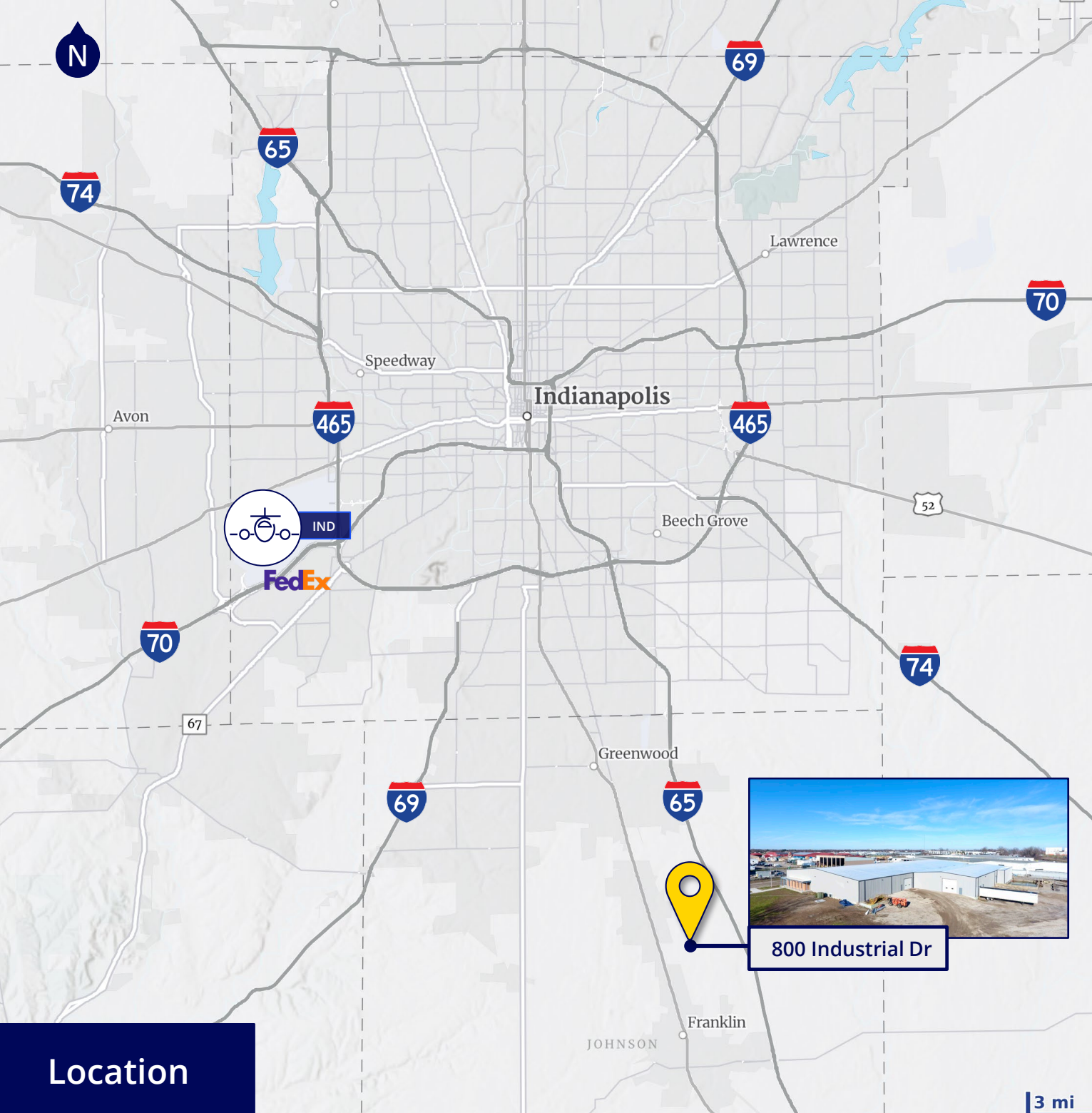
±20.32 Acres

Industrial Dr

KYB Dr

Site Plan





Location

Local Connectivity

	5.2 mi
	11.7 mi
	15.6 mi
	19.6 mi
	26.1 mi
FedEx World Hub	22.2 mi
Indianapolis Int'l Airport (IND)	22.2 mi

Regional Connectivity

Louisville, KY	94 mi
Cincinnati, OH	99 mi
Columbus, OH	189 mi
Chicago, IL	204 mi
St. Louis, MO	247 mi
Detroit, MI	304 mi

Why Indiana

INDIANAPOLIS INT'L AIRPORT IND

- 2nd largest FedEx air hub worldwide
- 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



IND	Indianapolis Int'l Airport
EW	Evansville Regional Airport
FWA	Fort Wayne Int'l Airport
GCIA	Gary/Chicago Int'l Airport
SBN	South Bend Int'l Airport



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



INDIANA RAIL — A STRONG TRACK RECORD

- 3 Class 1 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 gateways



INDIANA PORTS — 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

“Over the last decade, Indiana has ranked as a Top-10 performer in landing corporate facility investment projects in the nation.”

— Site Selection Magazine

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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

*sources: Forbes Magazine, Site Selection Magazine, Business Facilities

