

# 765 Industrial Bypass North

## FRANKLIN, KY

Versatile 20,000 SF flex building on 9.07 acres in Franklin, KY's industrial corridor, offering adaptable space for office, warehouse, or mixed-use at \$1,595,000.

- Prime Location: Situated in Simpson County's thriving Industrial Corridor
- Expansive Property: 9.07-acre lot with ample parking (2.5 spaces per 1,000 SF)
- Flexible Space: 20,000 SF building with customizable layout options
- Current Configuration: 10,000 SF office space and 10,000 SF open flex area
- Adaptability: Removable demising walls for various space configurations
- Vehicle Access: Two bay doors for easy entry to flex space
- Zoning: Heavy industrial classification for diverse business operations
- Construction: Durable steel frame building, built in 1990
- Price: Competitive rate of \$80 per square foot
- Potential: Suitable for investment or owner-occupied use



- PARKING SPOTS — 65 PARKING SPOTS
- 3 PHASE POWER
- SQUARE FOOTAGE — 20,000



### FAHR JUNEJA

PARTNER & PRINCIPAL BROKER

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### CLEVELAND SIMPSON

AGENT

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### HOUSTON NATCHER

AGENT

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TOTAL ACREAGE: 9.07  
AVG. DAILY TRAFFIC: 4,684



# GULFSTREAM

COMMERCIAL SERVICES, LLC

- POTENTIAL FOR MULTI-TENANT BUILDING
- TWO NEW 10 FT BAY DOORS IN THE REAR OF THE BUILDING
- STEEL FRAME







**CRE Brokerage, Management, Development,  
and Investment Partners from the ground up.**









